

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of 2024 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	DEED NO. 680 DATED 08/08/2015	Name of Firm	BALAJI DREAM HOMES
Firm Address :	B-34, ROAD NO-4,MAGISTRATE COLONY, ASHIYANA NAGAR, PATNA-800025		
Total Experience of promoter in Real Estate sector	10 YEARS		
Total Experience in Real Estate after Implementation of RERA	07 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00154-2/990/R-712/2019	Name of Project/Phase of Registered Project	BALAJI HERITAGE
Name of Promoter	BALAJI DREAM HOMES	Project Address	ASHOPUR ROAD, RK PURAM, DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	14/05/2023		
Starting date of Project or Phase of the Project	09/08/2019		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	06/03/2022		

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Partner

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
BLOCK-A & BLOCK-B	1. 1 BHK	05	1323.00	55	1. Booked / Allotted Block-A-19 2. Sold- Block-B-05	3. Booked/ Allotted-NIL Sold -NIL
	2. 2 BHK, -	11	15120.00			
	3. 3 BHK	39	37515.00		Percentage of booking	Percentage of booking 0%
	4. Shop					
	5. Bungalow					
	6. Plot etc.					

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
BLOCK-A & BLOCK-B	55	1. Booked/Allotted	24
		2. Sold	NIL

V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment				
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

BALAJI DREAM HOMES

Kundan Kumar
Partner

VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No. PMAA/PRN/MAINPURA/DANAPUR/G+6, B+G+5/87/2018 BLOCK-A			
S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	BLOCK-A, 01	30-03-2025
6.	Slabs of Super Structure	BLOCK-A, 07	30-03-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	70%	30-03-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	60%	30-03-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	70%	30-03-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30-03-2025
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%	30-03-2025

BALAJI DREAM HOMES

Kundan Kumar
Partner

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities		
1. Plan Case No. PMAA/PRN/MAINPURA/DANAPUR/G+6, B+G+5/87/2018 BLOCK-B			
S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	BLOCK-B, 01	
6.	Slabs of Super Structure	BLOCK-B, 07	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	30-09-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	20-02-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	70% 0% 0%	30-03-2026 30-03-2026 30-03-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30-01-2026

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Kundan Kumar
Partner

11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities	0%	31-03-2026
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VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	70%	30-03-2026
2.	Water Supply	YES	60%	30-03-2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	BLOCK-A-MARCH-2025, BLOCK-B, FEB-2026
4.	Storm Water Drains	YES	0%	BLOCK-A-MARCH-2025, BLOCK-B, FEB-2026
5.	Landscaping & Tree Planting	YES	0%	20-02-2026
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	N/A	

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Partner

8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	
9.	Solid Waste Management & Disposal	YES	0%	20-02-2026
10.	Water Conservation / Rain Water Harvesting	YES	0%	20-02-2026
11.	Energy Management	YES	0%	20-02-2026
12.	Fire Protection and Fire Safety Requirements	YES	0%	BLOCK-A-FEB-2025, BLOCK-B, FEB-2026
13.	Closed Parking	YES	0%	BLOCK-A-FEB-2025, BLOCK-B, FEB-2026
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES		
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			

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Partner

8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	201000754023
2.	Estimated Cost of the Project including land cost at the start of the Project	9,16,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	6,35,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	17,50,000=00
6.	Actual Cost Incurred during the Quarter	30,37,713=00
7.	Net amount at end of the Quarter	1,23,726=12
8.	Total expenditure on Project till date	5,18,05,108=88
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

BALAJI DREAM HOMES

Kundan Kumar
Partner

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XII. MISCELLANEOUS

A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	CC/243/2022 & CC/624/2022
2.	Name of Parties	ASHISH KUMAR & PURNIMA JAISWAL
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?

XIV UNITS ALLOCATION DETAILS

Total Number of sanctioned apartments 1 BHK-05 2 BHK, -11 3 BHK-19 4 BHK- Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
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XV. BROCHURE /Prospectus

BALAJI DREAM HOMES

Partner

XVI Grievance Redressal Officer

Name : Kundan Kumar

Contact No : 9709266786

Email id : Balajihomes786@gmail.com

Address : House No-34, Road No-4, Magistrate Colony, Ashiyana Nagar, Patna-800025

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

BALAJI DREAM HOMES

Kundan Kumar
Partner

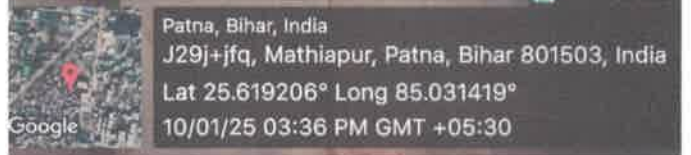
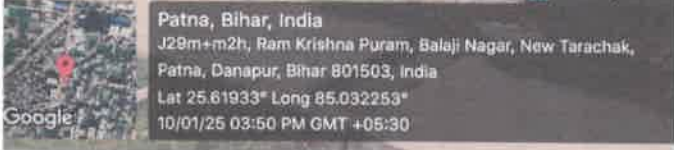
Signature of Promoter

Name:

KUNDAN KUMAR

Date:

Balaji Heritage



FORM No. 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money From Designated Account)

Date:- 10-01-2025

To,
Sri Kundan Kumar ,S/o Late Upendra Sharma ,
Partner of BALAJI DREAM HOMES
At- B-34, road no.-04, Magistrate Colony, Ashiyana Nagar ,
thana- Rajeev nagar, Patna

Subject: Certificate of Percentage of Completion of Construction Work of “ **BALAJI HERITAGE**”
No. of Building(s)/ 01Wing(s) 02,Block-A+B of the Phase of the Project **BRERA P00154-2/990/R-712/2029** situated on Ashopur Road, RK Puram ,Danapur, **Patna**, the Plot bearing **Khata No. 11** , Plot No. **565(P)** , demarcated by its boundaries (Latitude and longitude of the end points) **25°61'93.39,85°03'17.23''** to the North , **25° 61'91.07'',85°03'17.40''** to the South , **25°61'90.53'',85°03'21.34''** to the East ,**25° 61'92.06'',85°03'14.19''** to the West ,Division-
Danapur , Village- **MLC ROAD, RK PURAM, Block- Danapur, District- Patna** ,admeasuring **4915.36** sq. mts area being developed by the Promoter **BALAJI DREAM HOMES**

Sir ,

I **Manoj Kumar** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the “ **BALAJI HERITAGE**” Building(s)/ 01 Wing(s) 02,Block-A+B of the Phase of the Project, situated on Ashopur Road, RK Puram ,Danapur, **Patna**, the Plot bearing **Khata No. 24** , Plot No.**565(P)**, Division- **Danapur** , Village-**MLC ROAD, RK PURAM, Block- Danapur, District- Patna** ,admeasuring **4915.36** sq. mts. area being developed by the Promoter **BALAJI DREAM HOMES**,

Following technical professionals are appointed by Owner/ Promoter:

Shri Manoj Kumar as L.S./Architect;

Shri Vijay Kumar as Structural Consultant

Shri Krishna Gopal Prasad as Mechanical/ Electrical / Plumbing Consultant (MEP)

Shri Rohit Shekhar as Site Supervisor

Based on Site Inspection , with respect to each of the Building/ Wing of the aforesaid Real Estate Project , I certify that as on the date of this certificate, the Percentage of Work done for each of the building/ Wing of the Real Estate Project as registered vide number **BRERA P00154-2/990/R-712/2029** under Bihar RERA is as per table A herein below. The Percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.


MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

TABLE-A

Building /Wing Number =BLOCK-A+B
(To be prepared separately for each Building /Wing of the Project)

Sr.No	Tasks/Activity	Percentage of work done
1	Excavation	100% completed
2	Number of Basement (s) and Plinth	01,100% Plinth completed
3	Number of Podiums	N.A.
4	Stilt Floor	Block-A=01 Block-B=01
5	Number of Slabs of Super Structure	Block-A=07=100% Block-B=07=15%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Door sand Windows to each of the Flat/Premises.	Block-A 60% completed Block-B =Not start
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	Block-A 45% completed Block-B =Not start
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Stair cases and Lifts, Overhead and Underground Water Tanks.	Block-A 60% completed Block-B =Not start
9	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	Block-A 50% Block-B =Not start
10	Installation no flits ,water pumps ,Fire Fighting Fittings and Equipment as per NOC from the concerned department ,Electrical fittings to common Areas ,electro ,mechanical equipment ,Compliance to conditions of environment/ CRZNOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenants to Building/Wing, Compound Wall and all of the requirements as may be required to obtain Occupation/Completion Certificate.	Block-A Not start Block-B =Not start

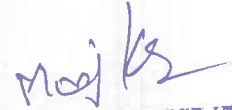

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

Sr. No.	Common area sand Facilities,Amenities	Proposed (Yes/No)	Percenta ge of Work done	Details
1	Internal Roads & Foot-paths.	Yes	0 %	Work is in Progress
2	Water Supply	Yes	15%	Work is in Progress
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0 %	Work is in Progress
4	Storm Water Drains	N/A		Not Required
5	Landscaping & Tree Planting.	N/A		Work is in Progress
6	Street Lighting	N/A		Not Required
7	Community Buildings	Yes	0 %	Work is in Progress
8	Treatment and disposal of sewage and sullage water	N/A		Not Required
9	Solid Waste management & Disposal.	N/A		Not Required
10	Water conservation, Rain water harvesting.	yes	0 %	Work is in Progress
11	Energy management	N/A		Not Required
12	Fire protection and fire safety requirements	YES	0 %	Work is in Progress
13	Electrical meter room, sub-station, receiving station.	YES	0 %	Work is in Progress
14	Others (Option to Add more).			

Yours Faithfully,

Manoj K (MANOJ KUMAR)

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect
(Registration No./License No-CA/2002/29414)

MANOJ KUMAR

(Architect)

CoA No.-CA/2002/29414