

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025 (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		

BALAJI DREAM HOMES

Kundan Kumar
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	3. Booked/ Allotted-NIL
	2. 2 BHK, -	11	15120.00		2. Sold- Block-B-05	Sold -NIL
	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

Gundan Kumar
Partner

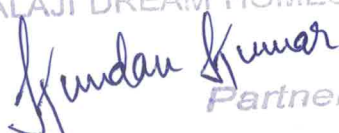
VI. CONSTRUCTION PROGRESS OF THE PROJECT

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	30-05-2025
6.	Slabs of Super Structure	BLOCK-A, 07	30-05-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	80%	30-05-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	70%	30-05-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	75%	30-05-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	60%	30-05-2025
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	30%	30-05-2025

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	31-03-2026
6.	Slabs of Super Structure	BLOCK-B, 07	31-03-2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	31-03-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	31-03-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	31-03-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	31-03-2026

BALAJI DREAM HOMES

 Partner

11.	<p>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 me be required to complete project as per Specifications in Agreement of Sale.</p> <p>Any other activities</p>	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/yy y) 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-MAY-2025, BLOCK-B, FEB-2026
4.	Storm Water Drains	YES	0%	BLOCK-A-MAY-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	

BALAJI DREAM HOMES
Sunder Kumar
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-MAY-2025, BLOCK-B, FEB-2026
13.	Closed Parking	YES	0%	BLOCK-A-MAY-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			

BALAJI DREAM HOMES

Kundan Kumar
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	50,40,501=00
6.	Actual Cost Incurred during the Quarter	44,69,770=00
7.	Net amount at end of the Quarter	6,94,457=12
8.	Total expenditure on Project till date	5,62,74,878=88
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

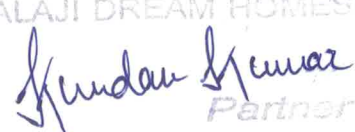
XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

BALAJI DREAM HOMES
Hundan 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
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:**

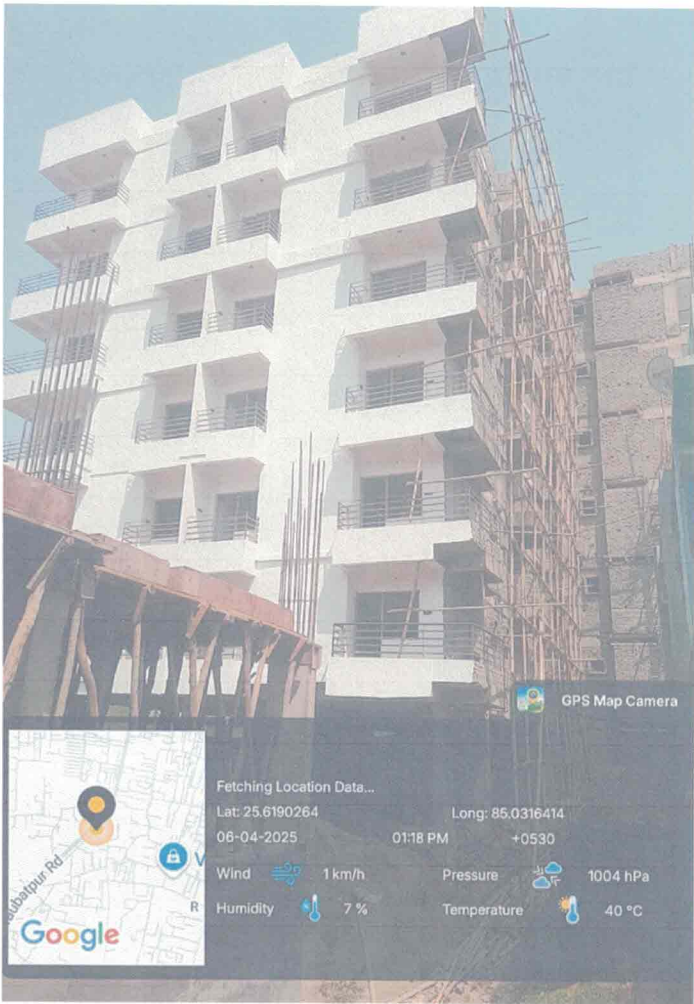
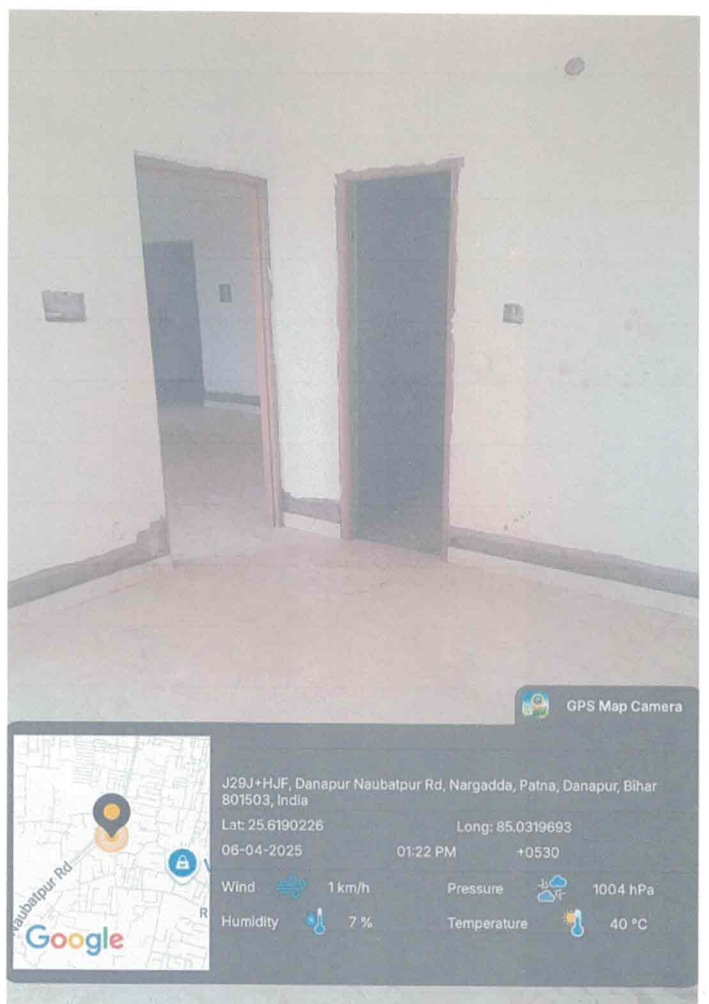
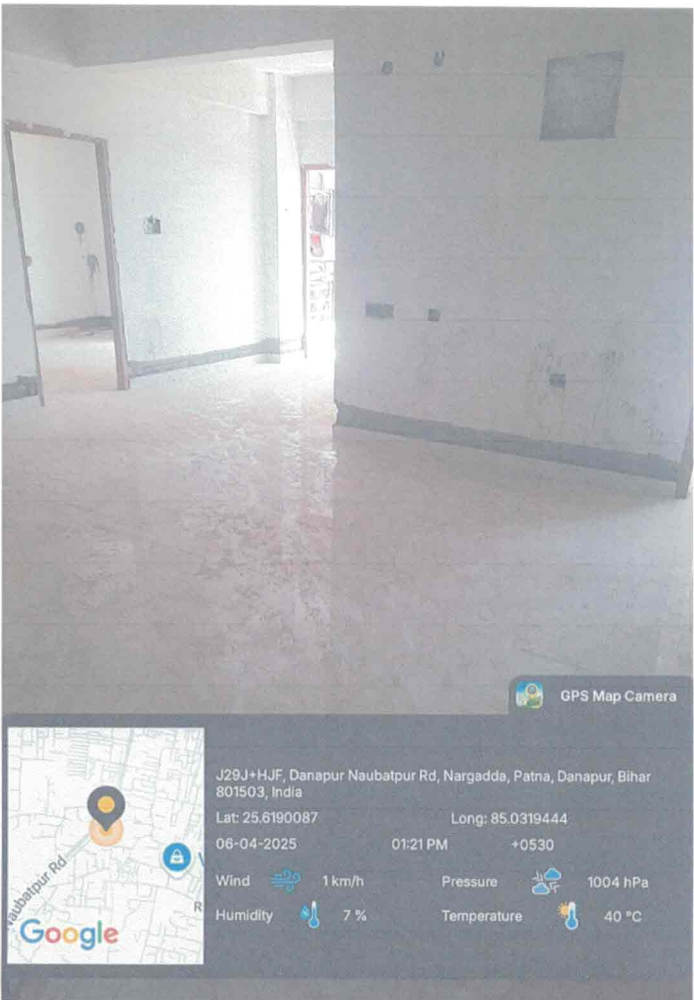
I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned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

BALAJI DREAM HOMES
Partner

Signature of Promoter

Name:

Date:



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:-08-04-2025

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)/ 01 Wing(s) 02,Block-A+B of the Phase of the Project **BRERA P00154-2/990/R-712/2019** 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 thePhase 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 **Mukesh 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-712/2019** 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% 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=20%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Door sand Windows to each of the Flat/Premises.	Block-A ,80% Block-B, Not start
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	Block-A ,60% 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 ,70% Block-B, Not start
9	Theexternalplumbingandexternalplaster, elevation, completion of terraces withwaterproofingoftheBuilding/Wing.	Block-A ,60% 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 K
MANOJ KUMAR
(Architect)
CoA No.-CA/2002/2941*

TABLE-B

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

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-paths.	Yes		Work is in Progress
2	Water Supply	Yes	20%	Work is in Progress
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes		Work is in Progress
4	Storm Water Drains	N/A		Not Required
5	Landscaping & Tree Planting.	N/A		Not Required
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,


Signature &

Name - Manoj Kumar

(IN BLOCK LETTERS) of L.S/

Architect (Registration No. /License No.

MANOJ KUMAR

(Architect)

CoA No.-CA/2002/29414

FORM No. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE

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

Date:-10-04-2025

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 Cost Incurred for Development of "**BALAJI HERITAGE**"
No. of Building(s)/ **01Wing(s) 02,Block-A+B** of the Phase of the Project **BRERA P00154-2/990/R-712/2019** 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-RK PURAM, Danapur, Block- Danapur, District- Patna ,admeasuring 4915.36
sq. mts area being developed by the Promoter **BALAJI DREAM HOMES**
Sir,

I **Mukesh Kumar** have undertaken assignment of
certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, **BRERA P00154-2/990/R-712/2019** 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- RK PURAM, Danapur, Block- Danapur, District- Patna

Following technical professionals are appointed by Owner/ Promoter:

Shri Manoj Kumar as L.S./Architect;

Shri Mukesh Kumar as Structural Consultant

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

Shri Rohit Shekhar as Site Supervisor

1. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by 635 L Quantity Surveyor* appointed by Developer/Engineer, and the assumption of

Fr. Mukesh Kumar
STRUCTURE ENGINEER
BR/UDHD/SE/23-0038

the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs./- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining Occupancy Certificate / Completion Certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at Rs. (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

4. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate / Completion Certificate from (planning Authority) is estimated at Rs./- (Total of Table A and B).

5. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building /Wing bearing Number NA or called " BALAJI HERITAGE"
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts	
		Block A	Block B
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 381 L	254 L
2	Cost incurred as on (based on the Estimated cost)	Rs.....	
3	Work done in Percentage (as Percentage of the estimated cost)		
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs./-	
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA	

Er. ~~Mukund Kumar~~
STRUCTURE ENGINEER
BR/UDHD/SE/23-0038

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs./-
2	Cost incurred as on (based on the Estimated cost).	Rs.
3	Work done in Percentage (as Percentage of the estimated cost).	Rs.
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs./-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. N/A

Yours Faithfully,


 Signature of Engineer.
 STRUCTURE ENGINEER
 (Licence No. BR/UDHD/SE/23-0038)

*** Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive

Er. Mukesh Kumar
 STRUCTURE ENGINEER
 BR/UDHD/SE/23-0038