



Reff. SSB/2023-24/013

Date:- 15-04-2023

To,  
The Chairman  
Real Estate Regulatory Authority,  
6<sup>th</sup> Floor, Bihar State Building Construction Corporation Campus,  
Hospital Road, Shastri Nagar, Patna- 800023

Sub: - Quarterly Progress Report for the quarter ending **March, 2023.**

Ref.: RERA Registration No.: – BRERAP00260-4/1137/R-1041/2020,  
Name of the Project: "STAR GALAXY"

Sir,

In the light of Bihar Real Estate Regulatory Authority (general) Regulations (Amendment), 2022 Notification, vide No. 01-Bihar/RERA 2022/ General Regulation Amendment 2022 and I reference to RERA registration cited above, Quarterly Progress Report for the quarter ending **March, 2023** i.e. QPR for the 4<sup>th</sup> Quarter of FY: 2022-23 (period from 01-01-2023 to 31-03-2023) in respect of our project: "STAR GALAXY" located South of NH 30, Behind Patliputra JCB Show Room, Opposite BVN School, Simli-Murarpur, Toll Plaza, Didarganj, Patna, Bihar 800009. is enclosed in the prescribed format as well as following annexures:-

1.	Fire NOC	Annexure- 'A'
2.	Patna Metropolitan Area Authority	Annexure- 'B'
3.	Engineer's Certificate	Annexure- 'C'
4.	Architect's Certificate	Annexure- 'D'
5.	Chartered Accountant's Certificate	Annexure- 'E'
6.	Schedule versus Actual Progress of the Project	Annexure- 'F'
7.	Photographs of Front, Rear and Side views an of each floor	Annexure- 'G'

Sai Shree Balajee Homes Pvt. Ltd.

Ritesh Kumar Choudhary

Director



Above-all, our project is ON TIME considering the delay to COVID and including subsequent extension of 9 (nine) months' time.

Thanks and Regards

Sai Shree Balajee Homes Pvt. Ltd.

Rish Kumar Choudhary

Director

Encl:

1. Duly filled form- 7 [Regulation – 9]
2. Annexures as stated above
3. Photographs of Front, Rear and Side views an of each floor



**FORM- 7**  
**[REGULATION – 9]**

Quarterly Progress Report for quarter ending **March/June/September/December** of **2023**  
(Year)

<b>I. PARTICULARS OF PROJECT</b>			
Project Registration Number	<b>BRERAP00260-4/1137/R-1041/2020</b>	Name of Project/Phase of Registered Project	<b>STAR GALAXY</b>
Name of Promoter	<b>SAI SAHREE BALAJEE HOMES PVT. LTD.</b>  <b>MANAGING DIRECTOR- MR. RAJESH KUMAR CHOUDHARY</b>	Project Address	<b>MAUZA: SIMLI-MURARPUR, SOUTH OF NH 30, OPPT. BVN SCHOOL, DIDARGANJ TOLL PLAZA, PATNA CITY, PATNA-800008</b>
Name of Co-promoter	<b>MR. SATYANARAYAN CHOUDHARY</b>		
Project Registration is valid up to	<b>31-12-2023</b>		
Starting date of Project or Phase of the Project	<b>15-12-2019</b>		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum- Commercial 4. 4. Plotted project	<b>RESIDENTIAL CUM COMMERCIAL</b>	
Period of validity of map by the Competent Authority	<b>27-08-2019 TO 26-08-2024</b>		

<b>II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS</b>					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
<b>BLOCK- A</b>	1. 2 BHK, -	<b>14</b>	<b>9226</b>	<b>40</b>	1. Booked / Allotted- <b>37</b> 2. Sold- <b>0</b>
	2. 3 BHK -	<b>26</b>	<b>24614</b>		
	3. Shop -	<b>09</b>	<b>1105</b>		
	4. Play School	<b>01</b>	<b>1105</b>		

Sai Shree Balajee Homes Pvt. Ltd.

*Rajesh Kumar Choudhary*

Director



III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
<b>BLOCK- A</b>	<b>44</b>	1. Booked/Allotted -	<b>37</b>
		2. Sold -	<b>1</b>

IV. 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.	State Fire Officer-cum-Director, Patna, Bihar		08-04-2019	Annexure- 'A'
3.	Water Supply Permission	-	-	-	-
4.	NOC from Airport Authority of India	-	-	-	-
5.	Other Approval(s), if any, required for the Project.				
5.1	Patna Metropolitan Area Authority	PMAA		27-08-2019 & 23-07-2022	Annexure- 'B'

### TOWER- A

V. Construction Progress of the Project		
1. Building / Wing / Layout Number <b>TOWER- A</b> (To be added for each Building /Wing)		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	EXCAVATION- 100%, PILING- 100%, PCC- 100%, RAFT- 100%, RETAINING WALL BASEMENT- 100%

Sai Shree Balajee Homes Pvt. Ltd.

Rajesh Kumar Choudhary

Page 2 of 6



2.	Basements (if any)	<b>BASEMENT COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 1<sup>st</sup> SLAB CASTING (BASEMENT ROOF)- 100%</b>
3.	Podiums (if any)	-----
4.	Plinth	<b>PLINTH-100%</b>
5.	Stilt Floor	<b>GROUND FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 2<sup>nd</sup> SLAB CASTING (GROUND FLOOR ROOF)- 100%, BRICKWORK- 100%</b>
6.	Slabs of Super Structure	<b>FIRST FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 3<sup>rd</sup> SLAB CASTING (1<sup>st</sup> FLOOR ROOF)- 100%, BRICKWORK- 100%, SECOND FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 4<sup>th</sup> SLAB CASTING (2<sup>nd</sup> FLOOR ROOF)- 100%, BRICKWORK- 100%, THIRD FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 5<sup>th</sup> SLAB CASTING (3<sup>rd</sup> FLOOR ROOF)- 100%, BRICKWORK- 100%, FOURTH FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 6<sup>th</sup> SLAB CASTING (4<sup>th</sup> FLOOR ROOF)- 100%, BRICKWORK- 100%, FIFTH FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 7<sup>th</sup> SLAB CASTING (5<sup>th</sup> FLOOR ROOF)- 100%, BRICKWORK- 100%, SIXTH FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 8<sup>th</sup> SLAB CASTING (6<sup>th</sup> FLOOR ROOF)- 100%, BRICKWORK- 100%, SEVENTH FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 9<sup>th</sup> SLAB CASTING (7<sup>th</sup> FLOOR ROOF) - 100%, BRICKWORK- 100%</b>
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	<b>Internal plaster- 50% Flooring- 20%</b>
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	-----

**Sai Shree Balajee Homes Pvt. Ltd.**

*Rish Kumar Choudhary*  
**Director**



9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	-----
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	<b>External Plaster- 90%</b> <b>Terrace Design Work- 30%</b>
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.	-----

**VI. 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	---
2.	Water Supply	YES	0%	---
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	---
4.	Storm Water Drains	YES	0%	---
5.	Landscaping & Tree Planting	YES	0%	---

Sai Shree Balajee Homes Pvt. Ltd.

Rakesh Kumar Choudhary  
Director



6.	Street Lighting	YES	0%	---
7.	Community Buildings	YES	0%	---
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	---
9.	Solid Waste Management & Disposal	YES	0%	---
10.	Water Conservation / Rain Water Harvesting	YES	0%	---
11.	Energy Management	YES	0%	---
12.	Fire Protection and Fire Safety Requirements	YES	0%	---
13.	Closed Parking	YES	0%	---
14.	Open Parking	YES	0%	---
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	---
16.	Others (Option to Add More)	N/A	0%	---

VII. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars
(A) 1.	Front Elevation.
2.	Rear Elevation
3.	Side Elevation
(B)	Photograph of each floor

VIII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	919020072716321
2.	Estimated Cost of the Project including land cost at the start of the Quarter	-----
3.	Amount received during the Quarter	00.00
4.	Actual Cost Incurred during the Quarter	89,51,003.94

Sai Shree Balajee Homes Pvt. Ltd.

Rish Kumar Choudhary

Director

5.	Net amount at end of the Quarter	-89,51,003.94
6.	Total expenditure on Project <b>till date</b>	4,27,70,771.96
7.	Cumulative fund collected till the end of Quarter in question	2,56,91,243.00
8.	Cumulative expenditure done till the end of Quarter in question	4,27,70,771.96

#### IX. Details of Mortgage or Charge, if any, created


#### X. MISCELLANEOUS

<b>A</b>	List of Legal Cases (if any)	
1.	Case No.	N/A
2.	Name of Parties	N/A
<b>B</b>	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	N/A
2.	Agreement for Sale	N/A

#### XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Milestone Chart is enclosed as Annexure- 'F'

#### Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our 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.

Sai Shree Balajee Homes Pvt. Ltd.

Rajesh Kumar Chaudhary  
Director

Signature of Promoter

Name: Rajesh Kumar Chaudhary  
Date:



Letter No ..... 1459

**OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.**

From,

Pankaj Sinha,  
State Fire Officer,  
Bihar, Patna.

To,

Ar. Navratna Raghuvanshi,  
Empanelment no-AR/46/15,  
3<sup>rd</sup> Floor, Ashoka Palace, Exhibition Road,  
Patna.

Sub :-

The views regarding proposed Residential building of above 15 mtr. In height to be constructed at  
Mauza- Simlimurapur, Dist- Patna.

Patna Dt. 08/01/2019.

Sir,

Please refer to your letter no.09 dt. -05.02.2019 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a (B+G+8) (Total B/U area- 5173.23 Sqmtr.), Residential building, shall be constructed on 150 feet wide road belongs to Vijay kumar Yadav, S/O-Late Santlal Yadav, M/s- Sai Shree Balaji Homes Pvt. Ltd, Khesra No-1574,1575, Khata no-240, Thana No-38, Mauza- Simlimurapur, Dist- Patna.

We clear the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

**i) Construction :**

- a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2014.
- b) The floor area exceeds 750 m<sup>2</sup> shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

**ii) Open Space & Approach :**

- a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
- b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
- c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

**iii) Stair Case :-**

- a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
- b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
- c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
- d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
- e) In case of two staircase, one must be on outer wall.
- f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.





iv) LIFT :-

- a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m<sup>2</sup>.
- b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.
- c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand still with door open.
- d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.
- e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.
- v) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 450 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190 1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.
- vi) That an underground water static tank of not less than 50,000 Ltrs. capacity with automatic refilling arrangements preferably on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. capacity each blocks should be made available before occupancy.
- vii) That the internal finishing shall be non-combustible or class - I surface spread of flame.
- viii) That electric cables must be shield at each floor with intumescent coating.
- ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.
- x) That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to ensure the road width because he is the passing authority.
- xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xii) That the setback shall be checked by the Architect - Passing authority as per the established rule. If any thing wrong, the Architect - Passing authority shall be held responsible.
- xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority ( i.e. the office of the State Fire Office, Bihar).
- xiv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.
- xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favour of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.  
The maps are being returned with sign and stamp.

Encl - As Above

Yours faithfully,

(Pankaj Sinha)

State Fire Officer  
Bihar, Patna





## पटना महानगर क्षेत्र प्राधिकार

(बिहार सरकार का उपक्रम)  
पौचवां तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड  
पटना का मुख्यालय भवन, हॉस्पिटल रोड,  
शास्त्री नगर, पटना - 800023

सं०सं०:- PMAA/PRN/Simltimurarapur/Malsalami / B+G+07/23/2019 - 1710

पटना, दिनांक-27.3.2019

प्रेषक,

प्रभारी निदेशक,  
पटना महानगर क्षेत्र प्राधिकार,  
बिहार पटना।

सेवा में,

श्री राजेश कुमार चौधरी,  
पिता- सत्यनारायण चौधरी,  
चमडौरिया चौक, मदरसा गली।  
पटना सिटी, पटना-800008

विषय:-प्लान केस संख्या-PMAA/PRN/Simltimurarapur/Malsalami /B+G+07/23/2019 की स्वीकृति के संबंध में।

महाशय,

आपके आवेदन सं० PMAA/PRN/Simltimurarapur/Malsalami /B+G+07/23/2019 दिनांक-07.05.2019 के संदर्भ में श्री राजेश कुमार चौधरी, पिता- सत्यनारायण चौधरी, बिहार के भवन निर्माण के लिए पटना महानगर क्षेत्र प्राधिकार में बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित विकास योजना/पटना महानगर क्षेत्र प्राधिकार/आयोजना स्कीम/पटना मास्टर प्लान 2031 के आलोक में मौजा-सिमली मुरारपुर सर्वे थाना-पटना सिटी, थाना सं०-38, सर्वे प्लॉट सं०-1574, 1575 (अंश) खाता सं०-240 में आवासीय भवन, (B + G + 07) दिनांक-3.7.2019 को स्वीकृतार्थ नक्शा के बाबत निम्नलिखित शर्तों/निर्बंधनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है।

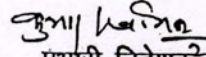
1. भूमि/भवन का उपयोग अन्य रूप से आवासीय भवन प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।
2. विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।
3. अनुमोदन योजना में दर्शाया गया 1275.44m<sup>2</sup> वर्गमीटर का पार्किंग स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा। बेसमेंट में Ventilation हेतु समुचित व्यवस्था बिहार भवन उपविधि के आलोक में प्रावधान करना होगा।
4. प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।





5. भूखण्ड के सामने 12.20मी० चौड़ी सड़क अवस्थित है।
6. अनुमति (अनुज्ञा) जारी किये जाने की तारीख से तीन वर्षों की अवधि के लिए विधि मान्य होगी।
7. इस उपबन्ध के अधीन दी गयी अनुमति को उस भूखण्ड जिसके लिए योजना अनुमोदित की गयी हो के अधिकार हक, हित की बाबत साक्ष्य नहीं मानी जाएगी।
8. योजना के अनुमोदन के पश्चात् भू-अभिलेख के कारण या अधिकार/हक/हित की बाबत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वतः रद्द समझी जायेगी।
9. भू-स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों/कागजात के सत्यता की जिम्मेदारी आवेदक की है। भविष्य में इसमें किसी प्रकार की त्रुटि/हेर-फेर/कपटपूर्ण रचना पाये जाने पर नक्शा अस्वीकृत किये जाने के साथ आवेदक के विरुद्ध विधि सम्मत कार्रवाई की जायेगी।
10. बिहार भू-सम्पदा (विनियमन और विकास) नियमावली 2017 की शर्तों के अधीन राज्य में गठित भू-सम्पदा विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।
11. श्रम सेस के संबंध में नगर विकास एवं आवास विभाग/श्रम संसाधन विभाग द्वारा निर्गत अनुदेशों का अनुपालन निर्माणकर्ता द्वारा सुनिश्चित किया जाएगा।
12. निर्माणकर्ता को प्राधिकार के विनिर्देशों के अनुसार मल जल निकास जल निकास सड़क आदि जैसे संयोजन स्थल पर और स्थल के बाहर आधारभूत संरचना का बिहार भवन उपविधि 8(5) के आलोक में - विकास करना होगा।
13. समय-समय पर सरकार द्वारा निर्गत आदेशों एवं नीतियों का विस्तृत रूप में पालन करना अनिवार्य होगा।
14. स्थल पर Rainwater Harvesting का प्रावधान निश्चित रूप से करना होगा।
15. बिहार भवन उपविधि 2014 एवं पटना मास्टर प्लान 2031 के साथ DCR में प्रावधानित के अनुसार निर्माण कार्य सम्पन्न कराना होगा।

विश्वासभाजन,

  
प्रमारी निदेशक, 27/8/19  
पटना महानगर क्षेत्र प्राधिकार,





Annexure - 'B' (Page - 3 of 3)

# पटना महानगर क्षेत्र प्राधिकार

(बिहार सरकार का उपक्रम)  
पाँचवां तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड  
शास्त्री नगर, पटना - 800023

सं०सं०:-PMAA/PRN/<sup>SIMLIMURPUR</sup><sub>MALSALAMI</sub>/B+G+07/23/2019 — 546 दिनांक, पटना- 23.07.2022

प्रेषक,

प्रभारी निदेशक,  
पटना महानगर क्षेत्र प्राधिकार,  
बिहार पटना।

सेवा में,

श्री राजेश कुमार चौधरी,  
पिता-श्री सत्यनारायण चौधरी,  
निदेशक-मेसर्स साई श्री बालाजी होम्स प्रा०लि०,  
कार्यालय-201, द्वितीय फ्लोर,  
वर्मा कारपुरा हाउस, एस०पी०वर्मा रोड, थाना-कोतवाली,  
जिला-पटना-800001

विषय:- प्लान केस संख्या:- PMAA/PRN/<sup>SIMLIMURPUR</sup><sub>MALSALAMI</sub>/B+G+07/23/2019 के द्वारा स्वीकृत नक्शा को पुनः  
विधिमान्यकरण (Revalidation) के संबंध में।

प्रसंग:- इस कार्यालय के पत्रांक-170, दिनांक-27.08.2019

महाशय,

उपर्युक्त प्रसंगाधीन विषय के संबंध में कहना है कि आवेदित प्लान केस नं०-  
PMAA/PRN/<sup>SIMLIMURPUR</sup><sub>MALSALAMI</sub>/B+G+07/23/2019 को पत्रांक-170, दिनांक-27.08.2019 को भवन स्वीकृति संबंधी पत्र  
एवं भवन का नक्शा निर्गत किया गया था। उक्त नक्शा की अवधि 03 (तीन) वर्ष तक अर्थात् 27.08.2019 से  
26.08.2022 तक विधिमान्य थी।

आपके द्वारा दिनांक-15.07.2022 को पुनः विधिमान्यकरण (Revalidation) हेतु आवेदन दिया गया है।  
निदेशानुसार आवेदन के आधार पर बिहार भवन उपविधि, 2014 के उपविधि (9) के आलोक में स्वीकृत नक्शा  
को अगले दो वर्षों की अवधि अर्थात् दिनांक-26.08.2024 तक के लिए पुनः विधिमान्यकरण (Revalidation)  
किया जाता है।

विश्वासभाजन,

गुनी लाल  
प्रभारी निदेशक, 23/7/22  
पटना महानगर क्षेत्र प्राधिकार।





Annexure-'C' / Page - 1 of 3

## **ENGINEER'S CERTIFICATE**

Date: 03-04-2023

To,  
The Sai Shree Balajee Homes Pvt. Ltd.  
South of NH 30, Behind Patliputra JCB  
Show Room, Opposite Star Galaxy,  
Simli-Murarpur, Toll Plaza, Didarganj,  
Patna, Bihar 800009.

Subject : Certificate of Cost Incurred for Development of the group housing project "STAR GALAXY" [State RERA Registration Number: BRERAP00260-4/1137/R-1041/2020] situated on the plot bearing no. 1574 & 1575(P) at Mauza- Simli-Murarpur, Khata No. 240, Thana No. 38, District: Patna, PIN: 800009, admeasuring 1880.44 Sq. M area are being developed by Sai Shree Balajee Homes Pvt. Ltd.

Ref: State RERA Registration Number: BRERAP00260-4/1137/R-1041/2020

Sir,

I **BRAJESH KUMAR SINHA**, undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under RERA, Bihar situated on the plot bearing no. 1574 & 1575(P) at Mauza- Simli-Murarpur, Khata No. 240, Thana No. 38, District: Patna, PIN: 800009, admeasuring 1880.44 Sq. M area are being developed by Sai Shree Balajee Homes Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter:—

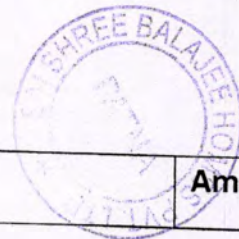
- i. M/s/Shri/Smt. **NAVRATNA RAGHUVANHI** as L.S. /Architect;





- ii. M/s/Shri/Smt. BRAJESH KUMAR SINHA as Structural Consultant
  - iii. M/s/Shri/Smt. UPCREST ENGINEERING DESIGN CONSULTANT PVT. LTD. as MEP Consultant
  - iv. M/s/Shri/Smt. NIRANJAN KUMAR as Quantity Surveyor
2. We have estimated the cost of Civil, MEP and Allied Works required for completion of the apartment & proportionate completion of internal & external works of the Project as per the specifications mentioned in the Agreement for Sale. Our estimated cost calculations are based on the Drawings/Plans made available to us for the cost of material, labour & other inputs made by the Developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.
  3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs. 8,10,00,000/- (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 occupation certificate / completion certificate for the building from PMAA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
  4. The Estimated Cost Incurred till date is calculated at Rs. 4,25,00,000/- (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.
  5. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from PMAA (planning Authority) is estimated at Rs. 3,85,00,000/- (Total of Table A and B).
  6. 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:

Sr. No.	Particulars	Amounts
---------	-------------	---------





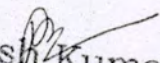
1	Total Estimated cost of the building as on date of Registration	Rs. 7,60,00,000/-
2	Cost incurred as on Date (Based on the Estimated cost) excluding land cost	Rs. 4,15,00,000/-
3	Work done in Percentage (As Percentage of the estimated cost)	54.6 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,45,00,000/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	N/A

TABLE A

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. 50,00,000/-
2	Cost incurred as on (Based on the Estimated cost).	Rs. 10,00,000/-
3	Work done in Percentage (As Percentage of the estimated cost).	20%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 40,00,000/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A).	N/A

TABLE B

Yours Faithfully,

  
 Brajesh Kumar Sinha  
 Structural Engineer  
 SE/02/16  
 Patna Municipal Corporation  
 PATNA  
 Signature of Engineer.





Amrtesam - 'D' / Page - 1 of 3  
**Navratna Raghuvanshi**

601, Signature Tower,  
Kurjipul, Kurji,  
Patna- 800010.

REGISTERED ARCHITECT  
Council Of Architecture,  
Patna Municipal Corporation

REF : RDK/SSBHPL/221

## **ARCHITECT'S CERTIFICATE**

Date: 03-04-2023

To,

The Sai Shree Balajee Homes Pvt. Ltd.  
South of NH 30, Behind Patliputra JCB  
Show Room, Opposite Star Galaxy,  
Simli-Murarpur, Toll Plaza, Didarganj,  
Patna, Bihar 800009.

Subject : Certificate of percentage of completion of Construction Work of the Project "STAR GALAXY" [Bihar RERA Registration Number: BRERAP00260-4/1137/R-1041/2020] situated on the plot bearing no. 1574 & 1575(P) at Mauza- Simli-Murarpur, Khata No. 240, Thana No. 38, District: Patna, PIN: 800009, admeasuring 1880.44 Sq. M area are being developed by Sai Shree Balajee Homes Pvt. Ltd.

Ref: State RERA Registration Number: BRERAP00260-4/1137/R-1041/2020

Sir,

I **NAVRATNA RAGHUVANSHI**, undertaken assignment as Architect of certifying percentage of completion of Construction Work of the Project situated on the plot bearing no. 1574 & 1575(P) at Mauza- Simli-Murarpur, Khata No. 240, Thana No. 38, District: Patna, PIN: 800009, admeasuring 1880.44 Sq. Mts. area are being developed by Sai Shree Balajee Homes Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter:—

- i. M/s/Shri/Smt.**NAVRATNA RAGHUVANSHI** as L.S. /Architect;
- ii. M/s/Shri/Smt.**BRAJESH KUMAR SINHA** as Structural Consultant
- iii. M/s/Shri/Smt.**UPCREST ENGINEERING DESIGN CONSULTANT PVT. LTD.** as MEPConsultant
- iv. M/s/Shri/Smt.**NIRANJAN KUMAR** as Quantity Surveyor



AR. NAVRATNA RAGHUVANSHI  
Emp. No.-CA/2013/58585



Based on Site Inspection, with respect to each of the Building 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 of the Real Estate Project as registered vide number BRERAP00260-4/1137/R-1041/2020 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 A and B.

TABLE-A

Sr. No.	Tasks/Activity	Percentage of work done
01	Initial Site Preparation work (Boundary wall, Sample Flat, Excavation etc.)	100%
02	Foundation (Sub Structure) Work	100%
03	Super Structure (Structural Work)	100%
04	Brickwork and Plaster	85%
05	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	35%
06	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0
07	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	50%
08	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
09	Installation of lifts, 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/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 obtain Occupation/ Completion Certificate.	0%



AR. NAVRATNA RAGHUVANSHI  
Emp. No.-CA/2013/58596



**TABLE-B**

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

Sr. No.	Common area sand Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Remarks
01	Internal Roads & Foot-paths.	Yes	Nil	
02	Water Supply	Yes	N/A	
03	Sewerage (chamber, lines, Septic Tank, STP)	Yes	Nil	
04	Storm Water Drains	Yes	Nil	
05	Landscaping & Tree Planting.	Yes	Nil	
06	Street Lighting	Yes	Nil	
07	Community Buildings	No	Nil	N/A
08	Treatment and disposal of sewage and sullage water	Yes	Nil	
09	Solid Waste management & Disposal.	Yes	Nil	
10	Water conservation, Rain water harvesting.	Yes	Nil	
11	Energy management	Yes	Nil	
12	Fire protection and fire safety requirements	Yes	Nil	
13	Electrical meter room, sub-station, receiving station.	Yes	Nil	

Total overall percentage of construction work including initial site preparation work (Total of Table A and B)= **52.49 %**

**Yours Faithfully,**

*Raghuvi*  
03/04/23

**Signature of Architect**



AR. NAVRATNA RAGHUVANSHI  
Emp. No. - CA/2013/58596



Annexure - E' / Page - 1 of 5

FORM No. 3

[Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project RERA Registration Number BRERA/P00260-4/1137/R-1041/2020

Project: "STAR GALAXY" of Sai Shree Balajee Homes Pvt. Ltd. for the quarter ended on 31<sup>ST</sup> March, 2023

Sr. No.	Particulars	Amount (in Rs.)	
		Estimated	Incurred & Paid
		(Column - A)	(Column - B)
1	<b>i Land cost</b>		
a	Acquisition Cost of Land or Development Rights, Lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	3,77,500/-	3,77,500/-
b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.		
c	Acquisition cost of TDR (if any)		
d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.; and		
e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
f	<b>Under Rehabilitation Scheme:</b>		
(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer. (in Column - A)		
(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA. Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		
(iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,		
(iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		
	<b>Sub-Total of Land Cost</b>	3,77,500/-	3,77,500/-
	<b>ii Development Cost/ Cost of Construction</b>		
a (i)	Estimated Cost of Construction as certified by Engineer.	8,10,00,000/-	4,25,00,000/-
a (ii)	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA. Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		4,27,70,771/-





a (iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e., salaries, consultants' fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the (i) construction of the entire phase of the project registered.		
a)	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.		
b)	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lender on construction fund or money borrowed for construction;		
<b>Sub-Total of Development Cost</b>			4,25,00,000/-





Annexure - 'E' / 3 of 5

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.- A	8,13,77,500/-
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.- B	4,28,77,500/-
4	Percentage (%) Completion of Construction Work (As per Project Architect's Certificate)	52.49%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	52.69%
6	Amount Which can be withdrawn from the Designated Account. <b>Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)</b>	4,28,77,805/-
7	<b>Less:</b> Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	4,27,70,771/-
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	1,07,034/-

This certificate is being issued to Sai Shree Balajee Homes Pvt. Ltd. (Promoter Name Mr. Rajesh Kumar Choudhary) for RERA compliance based on the records and documents produced before me and explanations provided to me by the management of the Company

Sai Shree Balajee Homes Pvt. Ltd.  
Sai Shree Balajee Homes Pvt. Ltd.  
Rajesh Kumar Choudhary  
Director Director

For

Sunayana Agarwala

Sunayana Agarwala

Chartered Accountants

M.No.308041

UDIN: 23308041BGZPZG1926





(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (Calculated as per the Form IV)	3,85,00,000/-
2		Balance amount of receivables from sold apartments (As per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts))	1,31,34,383/-
3	(i)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	CARPET AREA-8699
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	4,57,05,000/-
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	5,88,39,383/-
5		Amount to be deposited in Designated Account - 70% or 100%, If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in Designated Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in Designated Account	4,11,87,568/-

This certificate is being issued to Sai Shree Balajee Homes Pvt. Ltd. (Promoter Name Mr. Rajesh Kumar Choudhary) for RERA compliance is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Sai Shree Balajee Homes Pvt. Ltd. Pvt. Ltd.

Sai Shree Balajee Homes Pvt. Ltd.  
Rajesh Kumar Choudhary

Director

Director

For

Sunayana Agarwala

Sunayana Agarwala

Chartered Accountants

M.No.308041

UDIN:23308041BGZPZG1926





Annexure - E' / Page - 5 of 5

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq. ft.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	STAR GALAXY	6041	3,88,25,626/-	2,56,91,243/-	1,31,34,383/-

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate  
of the Residential/Commercial premises Rs. per sq. mts.

Sr. No.	Flat	Carpet Area (in Sq. ft.)	Unit Consideration as per Agreement/Letter of Allotment
	STAR GALAXY	8699	4,57,05,000/-

Note: Rate of unsold inventory per sq. ft.

RESIDENTIAL	5000/-
COMMERCIAL	5500/-





**XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART**

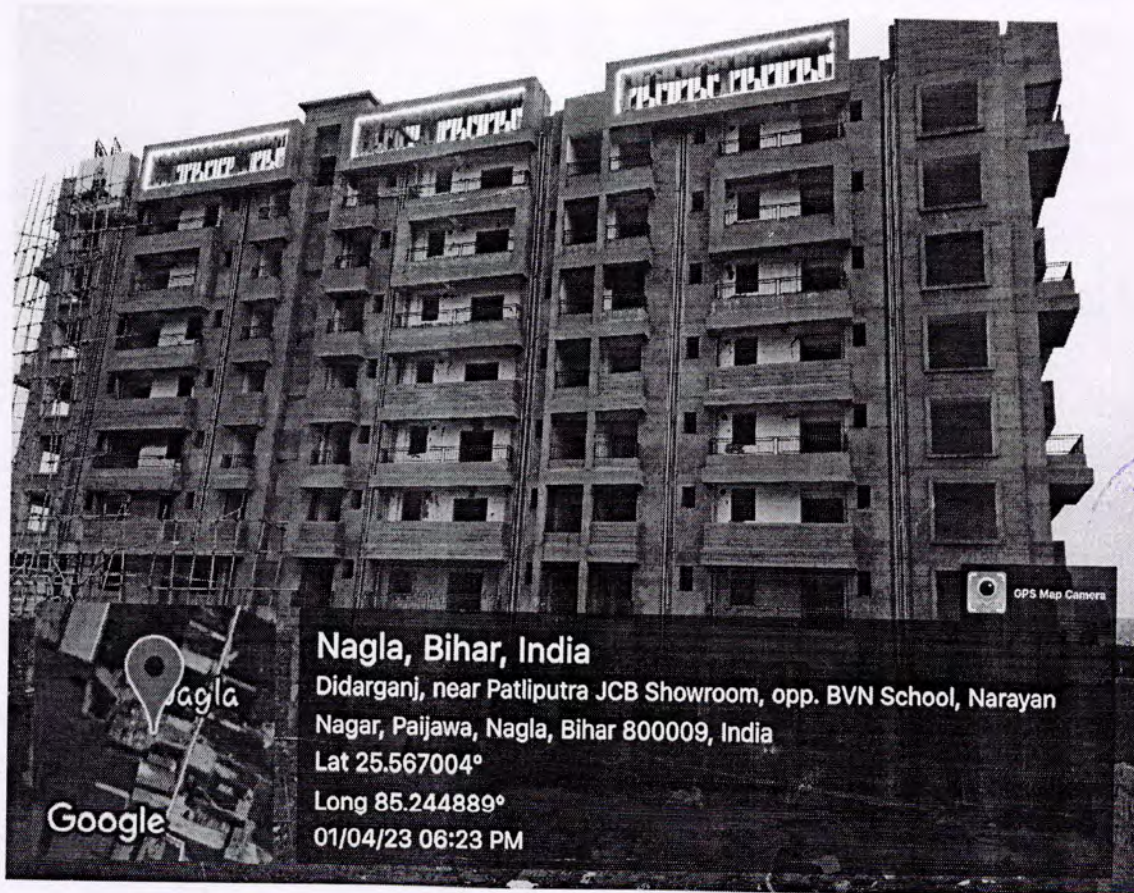
<b>TOWER A</b>				
Sr. No.	STAGE	Start of Activity (Planned)	Start of Activity (Actual Progress)	Planned vs Actual Progress
1.	Foundation	Completed	Completed	On Time
2.	Basement Roof Slab	Completed	Completed	On Time
3.	1 <sup>st</sup> Floor Roof Slab	Completed	Completed	On Time
4.	2 <sup>nd</sup> Floor Roof Slab	Completed	Completed	On Time
5.	3 <sup>rd</sup> Floor Roof Slab	Completed	Completed	On Time
6.	4 <sup>th</sup> Floor Roof Slab	Completed	Completed	On Time
7.	5 <sup>th</sup> Floor Roof Slab	Completed	Completed	On Time
8.	6 <sup>th</sup> Floor Roof Slab	Completed	Completed	On Time
9.	7 <sup>th</sup> Floor Roof Slab	Completed	Completed	On Time
10.	Brickwork of 1 <sup>st</sup> Floor	Completed	Completed	On Time
11.	Brickwork of 2 <sup>nd</sup> Floor	Completed	Completed	On Time
12.	Brickwork of 3 <sup>rd</sup> Floor	Completed	Completed	On Time
13.	Brickwork of 4 <sup>th</sup> Floor	Completed	Completed	On Time
14.	Brickwork of 5 <sup>th</sup> Floor	Completed	Completed	On Time
15.	Brickwork of 6 <sup>th</sup> Floor	Completed	Completed	On Time
16.	Brickwork of 7 <sup>th</sup> Floor	Completed	Completed	On Time
17.	External Plaster	Completed	In Pgress	On Time
18.	Internal Plaster	Completed	In Pgress	On Time
19.	Flooring	Completed	In Pgress	On Time
20.	Terrace Design Work	Completed	In Pgress	On Time





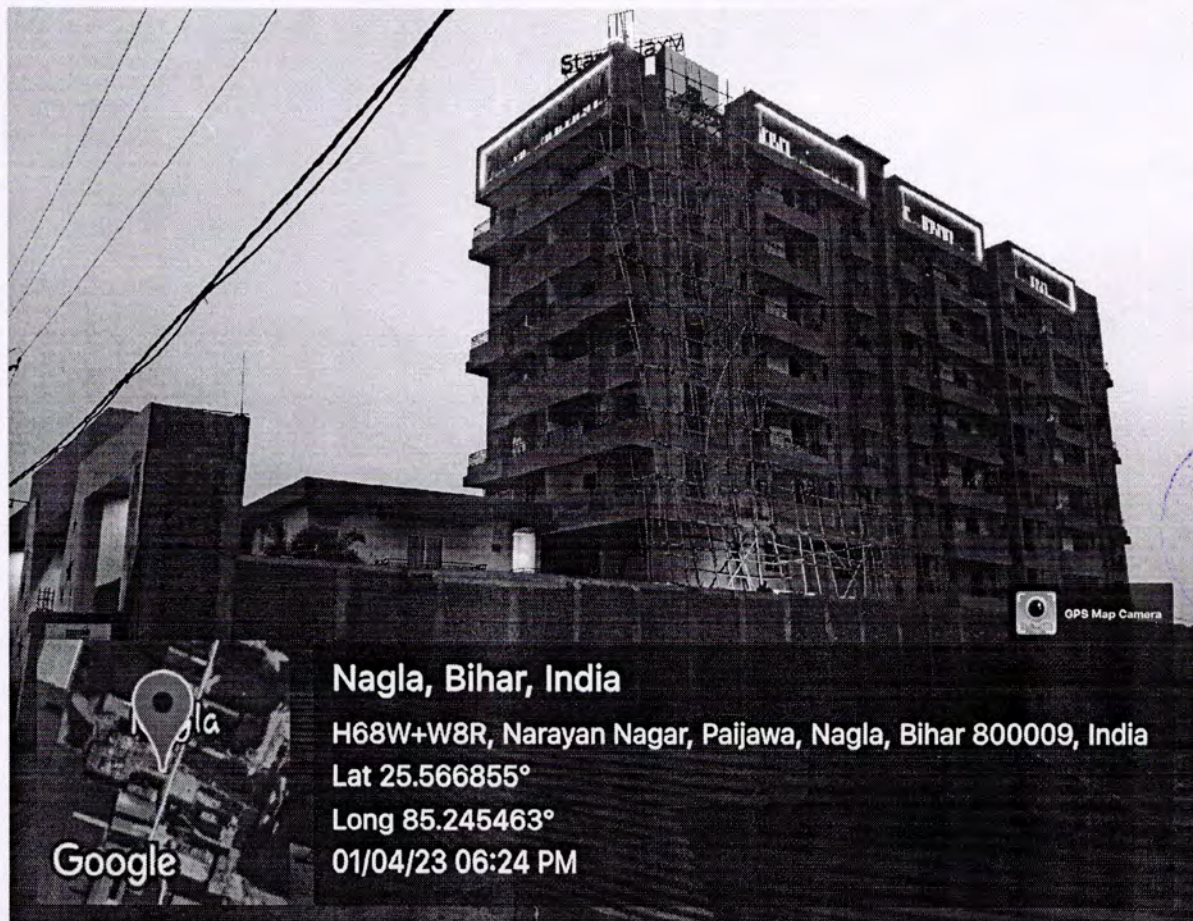
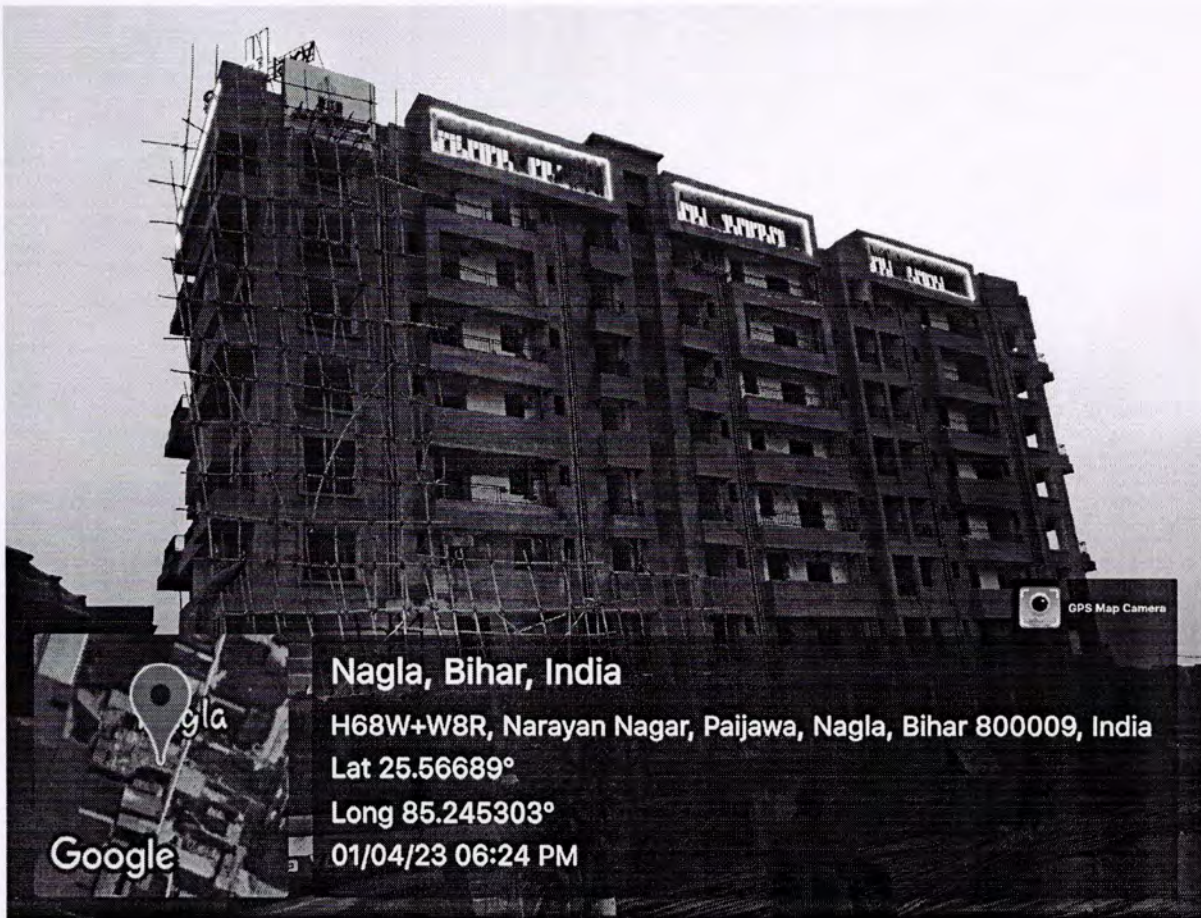
Annexure - 'A' / Page - 1 of 5

"Star Galaxy" Progress Pictures Quarter 4 (Jan-March) 2022-23



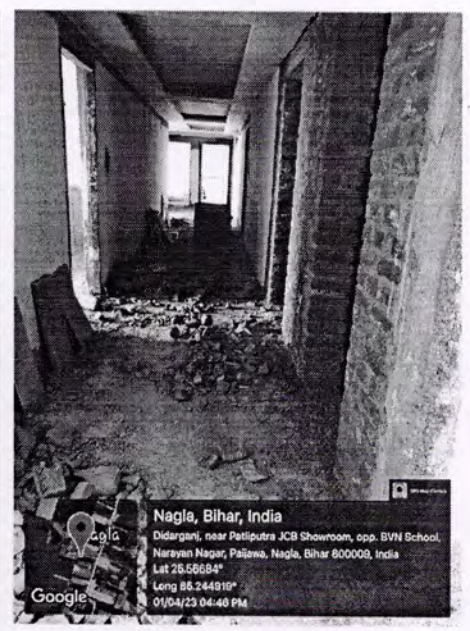
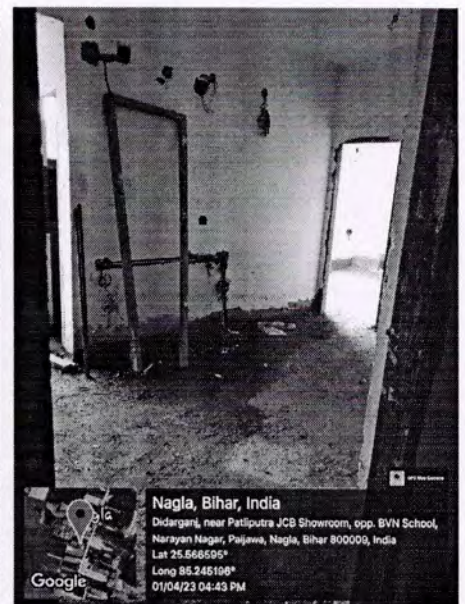
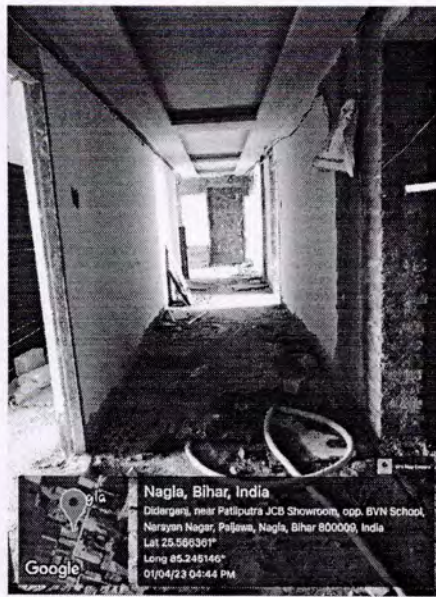
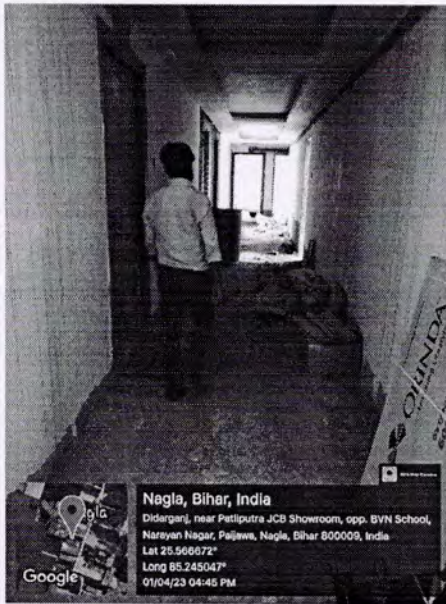


"Star Galaxy" Progress Pictures Quarter 4 (Jan-March) 2022-23





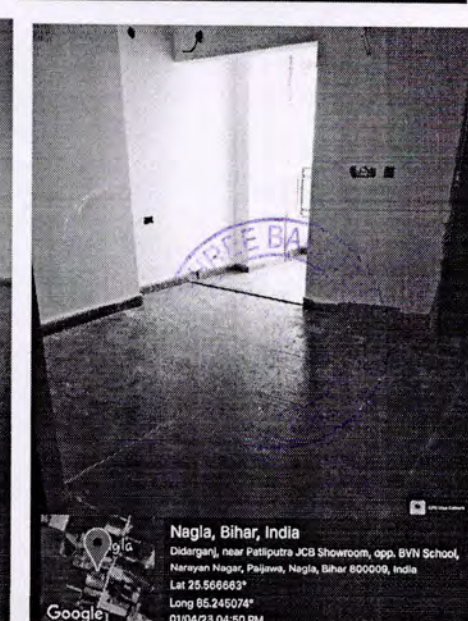
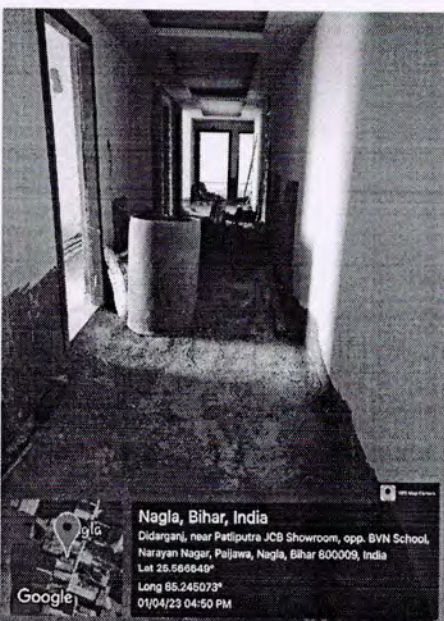
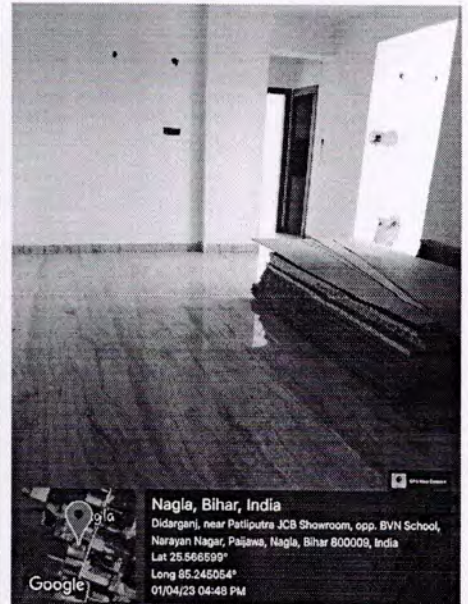
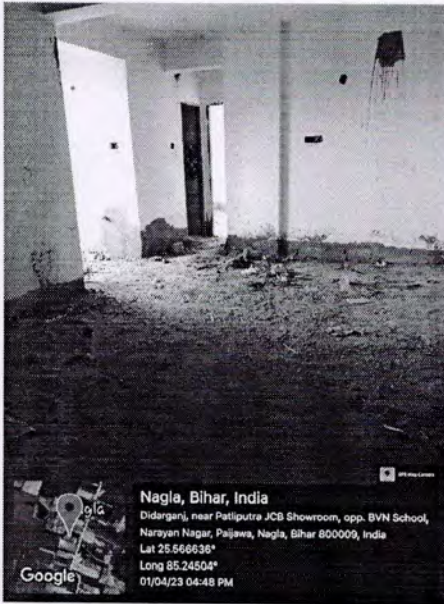
"Star Galaxy" Progress Pictures Quarter 4 (Jan-March) 2022-23





Annexure - 'C' / Page - 4 of 5

"Star Galaxy" Progress Pictures Quarter 4 (Jan-March) 2022-23





Annexure - 'a' / Page - 5 of 5

"Star Galaxy" Progress Pictures Quarter 4 (Jan-March) 2022-23

