**Reff. SSB/2023-24/061**

**Date:- 15-07-2023**

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

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

**Ref.: RERA Registration No.: – BRERAP00260-5/1249/R-1051/2020,**
**Name of the Project: "STAR GALAXY 1"**

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 **June, 2023** i.e. QPR for the 1th Quarter of FY: 2023-24 (period from 01-04-2023 to 30-06-2023) in respect of our project: **"STAR GALAXY 1"** 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. | NOC for Environment | Annexure- 'A' |
| 2. | Fire NOC | Annexure- 'B' |
| 3. | Patna Metropolitan Area Authority | Annexure- 'C' |
| 4. | Pollution NOC | Annexure- 'D' |
| 5. | Engineer's Certificate | Annexure- 'E' |
| 6. | Architect's Certificate | Annexure- 'F' |
| 7. | Chartered Accountant's Certificate | Annexure- 'G' |
| 8. | Schedule versus Actual Progress of the Project | Annexure- 'H' |

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

| | | |
|---|---|---|
| 9. | Photographs of Front, Rear and Side views an of each floor | Annexure- 'I' |

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.

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)

| **I. PARTICULARS OF PROJECT** | | | |
|---|---|---|---|
| Project Registration Number | **BRERAP00260-5/1249/R-1051/2020** | Name of Project/Phase of Registered Project | **STAR GALAXY 1** |
| Name of Promoter | **SAI SAHREE BALAJEE HOMES PVT. LTD. MANAGING DIRECTOR- MR. RAJESH KUMAR CHOUDHARY** | Project Address | **MAUZA: SIMLI-MURARPUR, SOUTH OF NH 30, OPPT. BVN SCHOOL, DIDARGANJ TOLL PLAZA, PATNA CITY, PATNA-800009** |
| Name of Co-promoter | **MR. SATYANARAYAN CHOUDHARY** | | |
| Project Registration is valid up to | **27-02-2025** | | |
| Starting date of Project or Phase of the Project | **28-10-2020** | | |
| Type of Project or Phase of the Project | 1. Residential<br>2. Commercial<br>3. Residential- cum-Commercial<br>4. 4, Plotted project | **RESIDENTIAL** | |
| Period of validity of map by the Competent Authority | **27-02-2020 TO 26-02-2025** | | |

| **II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS** | | | | | |
|---|---|---|---|---|---|
| Building/Block Number | Apartment Type | | Carpet Area | Total Number of sanctioned apartments | Total Number of Apartments – |
| **BLOCK- B** | 1. 2 BHK -<br>2. 3 BHK - | **29**<br>**30** | **18386**<br>**29010** | **59** | 1. Booked/ Allotted- **55**<br>2. Sold- **0** |

Sai Shree Balajee Homes Pvt. Ltd.

Rajesh Kumar Choudhary

Director

| | | | | | |
|---|---|---|---|---|---|
| **BLOCK- C** | 1. 2 BHK -<br>2. 3 BHK - | **28**<br>**28** | **17752**<br>**27076** | **56** | 1. Booked/ Allotted- **53**<br>2. Sold- **0** |
| **BLOCK- D** | 1. 2 BHK -<br>2. 3 BHK -<br>3. EWS<br>4. LIG | **14**<br>**14**<br>**16**<br>**32** | **8876**<br>**13538**<br>**6336**<br>**19224** | **76** | 1. Booked/ Allotted- **64**<br>2. Sold- **0** |

| **III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES** | | | |
|---|---|---|---|
| Building / Block Number | Total Number of Sanctioned Garages | Total Number of Garages:<br>1. Booked/Allotted - | **177** |
| **BLOCK- B, C & D** | **204** | 2. Sold - | **0** |

| **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 | **Ministry of Environment, Forest and Climate Change** | - | **02-12-2021** | **Annexure- 'A'** |
| 2. | Fire N.O.C. | **State Fire Officer-cum-Director, Patna, Bihar** | | **01-10-2019** | **Annexure- 'B'** |
| 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** | | **27-02-2020 & 05-08-2022** | **Annexure- 'C'** |
| 5.2 | Pollution NOC | **Bihar State Pollution Control Board** | | **13-05-2022** | **Annexure- 'D'** |

Sai Shree Balajee Homes Pvt. Ltd.

Rajesh Kumar Choudhary

Director

**TOWER- B**

| **V. Construction Progress of the Project** | | |
|---|---|---|
| 1. Building / Wing /Layout Number **TOWER- B** (To beaded 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%** |
| 2. | Basements (if any) | **BASEMENT COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 1st SLAB CASTING (BASEMENT ROOF)- 100%** |
| 3. | Podiums (if any) | ----- |
| 4. | Plinth | **PLINTH-100%** |
| 5. | Stilt Floor | **GROUND FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 2nd SLAB CASTING (GROUND FLOOR ROOF)- 100%,** BRICKWORK- 0% |
| 6. | Slabs of Super Structure | **FIRST FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 3rd SLAB CASTING (1st FLOOR ROOF)- 100%, BRICKWORK- 100%, SECOND FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 4th SLAB CASTING (2nd FLOOR ROOF)- 100%, BRICKWORK- 75%, THIRD FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 75%, 5th SLAB CASTING (3rd FLOOR ROOF)- 100%, BRICKWORK- 50%, FOURTH FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 6th SLAB CASTING (4th FLOOR ROOF)- 100%,** BRICKWORK- 0%, **FIFTH FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 7th SLAB CASTING (5th FLOOR ROOF)- 100%,** BRICKWORK- 0%, SIXTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 8th SLAB CASTING (6th FLOOR |

Sai Shree Balajee Homes Pvt. Ltd.

Rajesh Kumar Choudhary

Director

| | | |
|---|---|---|
| | | ROOF)- 0%, BRICKWORK- 0%, SEVENTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 9th SLAB CASTING (7th FLOOR ROOF) – 0%, BRICKWORK- 0%, |
| 7. | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises. | ------- |
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | ------- |
| 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. | ------- |
| 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 my be required to complete project as per specifications in Agreement ofSale.<br><br>Any other activities. | ------- |

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

**TOWER- C**

| V. Construction Progress of the Project | | |
|---|---|---|
| 1. Building / Wing /Layout Number **TOWER- C** (To beaded 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%** |
| 2. | Basements (if any) | **BASEMENT COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 1st SLAB CASTING (BASEMENT ROOF)- 100%** |
| 3. | Podiums (if any) | ----- |
| 4. | Plinth | **PLINTH-100%** |
| 5. | Stilt Floor | **GROUND FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 2nd SLAB CASTING (GROUND FLOOR ROOF)- 100%,** BRICKWORK- 0% |
| 6. | Slabs of Super Structure | **FIRST FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 3rd SLAB CASTING (1st FLOOR ROOF)- 100%, BRICKWORK- 100%, SECOND FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 4th SLAB CASTING (2nd FLOOR ROOF)- 100%, BRICKWORK- 75%, THIRD FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 5th SLAB CASTING (3rd FLOOR ROOF)- 100%, BRICKWORK- 50%, FOURTH FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 6th SLAB CASTING (4th FLOOR ROOF)- 100%,** BRICKWORK- 0%, **FIFTH FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 7th SLAB CASTING (5th FLOOR ROOF)- 100%,** BRICKWORK- 0%, **SIXTH FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 8th SLAB CASTING (6th FLOOR** |

Sai Shree Balajee Homes Pvt. Ltd.

Rajesh Kumar Chaudhary

Director

| | | |
|---|---|---|
| | | **ROOF)- 100%,** BRICKWORK- 0%, SEVENTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 9th SLAB CASTING (7th FLOOR ROOF) – 0%, BRICKWORK- 0%, |
| 7. | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises. | ------- |
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | ------- |
| 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. | ------- |
| 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 my be required to complete project as per specifications in Agreement ofSale.<br><br>Any other activities. | ------- |

Sai Shree Balajee Homes Pvt. Ltd.

Rajesh Kumar Choudhary

Director

**TOWER- D**

| **V. Construction Progress of the Project** | | |
|---|---|---|
| 1. Building / Wing /Layout Number **TOWER- D** (To beaded for each Building /Wing) | | |
| S. No. (1) | Tasks/Activity (2) | Percentage of Actual WorkDone (As on date of the Certificate) (3) |
| 1. | Excavation (if any) | **EXCAVATION- 100%, PILING- 100%, PCC- 100%, RAFT- 100%, RETAINING WALL BASEMENT- 100%** |
| 2. | Basements (if any) | **BASEMENT COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 1st SLAB CASTING (BASEMENT ROOF)- 100%** |
| 3. | Podiums (if any) | ----- |
| 4. | Plinth | **PLINTH-100%** |
| 5. | Stilt Floor | **GROUND FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 2nd SLAB CASTING (GROUND FLOOR ROOF)- 100%, BRICKWORK- 80%** |
| 6. | Slabs of Super Structure | **FIRST FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 3rd SLAB CASTING (1st FLOOR ROOF)- 100%, BRICKWORK- 75%, SECOND FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 4th SLAB CASTING (2nd FLOOR ROOF)- 100%, BRICKWORK- 75%, THIRD FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 65%, 5th SLAB CASTING (3rd FLOOR ROOF)- 100%, BRICKWORK- 50%, FOURTH FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 6th SLAB CASTING (4th FLOOR ROOF)- 100%,** BRICKWORK- 0%, **FIFTH FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 100%, 7th SLAB CASTING (5th FLOOR ROOF)- 100%,** BRICKWORK- 0%, **SIXTH FLOOR COLUMNS- 100%, FORM WORK- 100%, REBAR WORK- 50%,** 8th SLAB CASTING (6th FLOOR ROOF)- 0%, BRICKWORK- 0%, SEVENTH FLOOR COLUMNS- 0%, FORM WORK- 0%, REBAR WORK- 0%, 9th SLAB CASTING (7th FLOOR ROOF) – 0%, BRICKWORK- 0%, |

Sai Shree Balajee Homes Pvt. Ltd.

Rajiv Kumar Choudhary

Director

| | | |
|---|---|---|
| 7. | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises. | ------- |
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | ------- |
| 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. | ------- |
| 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 my be required to complete project as per specifications in Agreement ofSale.<br><br>Any other activities. | ------- |

Sai Shree Balajee Homes Pvt. Ltd.

Director

| 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% | --- |
| 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% | --- |

Sai Shree Balajee Homes Pvt. Ltd.

Rajesh Kumar Choudhary

Director

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

| VIII. | Financial Progress of the Project | |
|---|---|---|
| S. No. | Particulars | Amount (In Rs.) |
| (1) | (2) | (3) |
| 1. | Project Account No. | **030705009421** |
| 2. | Estimated Cost of the Project including land cost at the start of the Quarter | ----- |
| 3. | Amount received during the Quarter | **1,70,97,640.20** |
| 4. | Actual Cost Incurred during the Quarter | 1,89,70,419.66 |
| 5. | Net amount at end of the Quarter | -18,72,779.46 |
| 6. | Total expenditure on Project **till date** | 19,38,49,087.76 |
| 7. | Cumulative fund collected till the end of Quarter in question | 18,87,04,485.04 |
| 8. | Cumulative expenditure done till the end of Quarter in question | 19,38,49,087.76 |

| IX. Details of Mortgage or Charge, if any, created |
|---|
| |
| |

| X. MISCELLANEOUS | | |
|---|---|---|
| A | List of Legal Cases (if any) | |
| 1. | Case No. | **N/A** |
| 2. | Name of Parties | **N/A** |
| B | Sale/Agreement for Sale during the Quarter | |
| 1. | Sale Deed | **N/A** |

Sai Shree Balajee Homes Pvt. Ltd.

Director

| | | |
|---|---|---|
| 2. | Agreement for Sale | **00** |

| **XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART** |
|---|
| Milestone Chart is enclosed as Annexure- 'H' |

**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 Choudhary
Director

Signature of Promoter

Name: Rajesh Kumar choudhary
Date: 15-02-2023

Annexure - 'A' / Page - 1 of 1

ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

**Government of India**
**Ministry of Environment, Forest and Climate Change**
**(Issued by the State Environment Impact Assessment Authority(SEIAA), Bihar)**

To,

The Managing Director
M/S SAI SHREE BALAJEE HOMES PVT. LTD.
Mauza Simlimurararpur Khata No 89 Khesra No 1574 Part 1579 and 1580 Part 1581 1594 1595 District Patna Bihar -800001

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/BR/MIS/226768/2021 dated 28 Aug 2021. The particulars of the environmental clearance granted to the project are as below.

| | | |
|---|---|---|
| 1. | **EC Identification No.** | **EC21B038BR140240** |
| 2. | **File No.** | SIA/8(a)/1284/2021 |
| 3. | **Project Type** | New |
| 4. | **Category** | B2 |
| 5. | **Project/Activity including Schedule No.** | 8(a) Building and Construction projects |
| 6. | **Name of Project** | Proposed Residential Building "Star Galaxy" by M/s Sai Shree Balajee Homes Pvt. Ltd. |
| 7. | **Name of Company/Organization** | M/S SAI SHREE BALAJEE HOMES PVT. LTD. |
| 8. | **Location of Project** | Bihar |
| 9. | **TOR Date** | N/A |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

**Date: 02/12/2021**

**(e-signed)**
**Mr. Sudhir Kumar**
**Member Secretary**
**SEIAA - (Bihar)**

*Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH.Please quote identification number in all future correspondence.*

*This is a computer generated cover page.*



SAI SHREE BALAJEE HOMES PVT. LTD. PATNA

Annexure - 'B' | Page - 1 of 2

1272

**Provisional Fire Clearance** **(Above 15 Mtr. Height)**

Letter No. 2829

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

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Ar. Navratan Raghuvanshi
Emp. No.-AR/46/15
3rd Floor, Ashok Place,
Exibision Road, Patna

Patna Dt 01.10.2019

Sub :- The views regarding Proposed Residential Building of above 15 mtr. In height to be constructed at Mauza-Simlimurarpur, Dist-Patna.

Sir,

Please refer to your letter No.- RDK/Fire/18/Rev-02/2019, dt.-24.09.2019 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 Block-B,C,D (B+G+7) (Total B/U area-18541.68 Sqmtr.), Proposed Residential Building, shall be constructed on 50 feet wide road belongs to M/s Sai Shree Balajee Homes Pvt. Ltd., Khesra No.-1579 & 1580 part, Khata No-89, Thana No.-38, Thana-Malsalami, Mauza-Simlimurarpur, 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 ² 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.

SAI SHREE BALAJEE HOMES PVT. LTD. PATNA

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 ².

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 land 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 20,000 Ltrs. capacity with automatic refilling arrangements prefebly 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 be 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 favor 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,

11/5/19

(Pankaj Sinha)
DIG FIG & FS
Cum
State Fire Officer
Bihar, Patna

SHREE BALAJEE HOMES PVT. LTD. PATNA

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# पटना महानगर क्षेत्र प्राधिकार

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

संoसंo:– PMAA/PRN/$\frac{SIMLIMURARPUR}{MALSALAMI}$/B+G+07/68/2019 - 45 पटना, दिनांक– 27.02.202

प्रेषक,

**प्रभारी निदेशक,**
पटना महानगर क्षेत्र प्राधिकार,
बिहार पटना।

सेवा में,

**श्री राजेश कुमार चौधरी,**
प्रबंध निदेशक–साई श्री बालाजी होम्स प्राo लिo,
201,द्वितीय फ्लोर, वर्मा करपुरा हाउस
एसoपीoवर्मा रोड,
जिला–पटना ।

**विषयः– प्लान केस संख्याः– PMAA/PRN/$\frac{SIMLIMURARPUR}{MALSALAMI}$/ B+G+07/68/2019 की स्वीकृति के संबंध में।**

महाशय,

आपके आवेदन संo:–PMAA/PRN/$\frac{SIMLIMURARPUR}{MALSALAMI}$/B+G+07/68/2019 दिनांक–24.10.2019.के संदर्भ में श्री राजेश कुमार चौधरी, प्रबंध–निदेशक, साई श्री बालाजी होम्स प्राo लिo, 201, द्वितीय फ्लोर, वर्मा करपुरा हाउस, एसoपीoवर्मा रोड, 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 संo–38, सर्वे प्लॉट संo–1574, 1579 एवं 1580 (अंश) खाता संo–89 में आवासीय भवन, $(B+G+07)$ दिनांक–03.01.2020 को स्वीकृतार्थ नक्शा के बाबत निम्नलिखित शर्तो/निर्वधनों 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 5,075.05 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।

SAI SHREE BALAJEE HOMES PVT. LTD. PATNA

5. भूखण्ड के सामने 12.20 मी० चौड़ी सड़क अवस्थित है।
6. अनुमति (अनुज्ञा) जारी किये जाने की तारीख से तीन वर्षो 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 विरूद्ध विधि सम्मत कार्रवाई की जायेगी।
10. बिहार भू–सम्पदा (विनियमन और विकास) नियमावली 2017 की शर्तो 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 निमार्ण कार्य सम्पन्न कराना होगा।

विश्वासभाजन,

प्रभारी निदेशक, 27-2-2020
पटना महानगर क्षेत्र प्राधिकार

SHREE BALAJEE HOMES PVT. LTD. PATNA

Annexure-'C' | Page- 3 of 3

# पटना महानगर क्षेत्र प्राधिकार

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

सं0सं0:–PMAA/PRN/SIMLI MURARPUR MALSALAMI/B+G+07/68/2019 —— 566 दिनांक, पटना–05·08·2022

प्रेषक,

प्रभारी निदेशक,
पटना महानगर क्षेत्र प्राधिकार,
बिहार पटना।

सेवा में,

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

विषयः– प्लान केस संख्याः– PMAA/PRN/SIMLI MURARPUR MALSALAMI/B+G+07/68/2019 के द्वारा स्वीकृत नक्शा को पुनः विधिमान्यकरण–सह पुनरीक्षण (Revalidation–cum-Revised) के संबंध में।

प्रसंगः– इस कार्यालय के पत्रांक–45, दिनांक–27.02.2020

महाशय,

उपर्युक्त प्रसंगाधीन विषय के संबंध में कहना है कि आवेदित प्लान केस नं०–PMAA/PRN/SIMLI MURARPUR MALSALAMI/B+G+07/68/2019 को पत्रांक–45, दिनांक–27.02.2020 को भवन स्वीकृति संबंधी पत्र एवं भवन का नक्शा निर्गत किया गया था। उक्त नक्शा की अवधि 03 (तीन) वर्ष तक अर्थात 27.02.2020 से 26.02.2023 तक विधिमान्य है।

आपके द्वारा दिनांक–15.07.2022 को पुनः विधिमान्यकरण–सह–पुनरीक्षण (Revalidation–cum-Revised) हेतु आवेदन दिया गया है। निदेशानुसार आवेदन के आधार पर बिहार भवन उपविधि, 2014 के कंडिका (9) (उपविधि) के अनुसार यदि कोई आवेदन तीन वर्ष के अन्दर विधिमान्यकरण–सह पुनरीक्षण (Revalidation–cum-Revised) हेतु आवेदन देता है तो पुनः अगले दो वर्षो के लिए विधिमान्यकरण–सह पुनरीक्षण (Revalidation–cum-Revised) किया जा सकता है। अर्थात स्वीकृत नक्शा को अगले दो वर्षो की अवधि अर्थात दिनांक–26.02.2025 तक के लिए विधिमान्यकरण–सह पुनरीक्षण (Revalidation–cum-Revised) किया जाता है।

विश्वासभाजन,

प्रभारी निदेशक, 5/8/2022
पटना महानगर क्षेत्र प्राधिकार।

SAI SHREE BALAJEE HOMES PVT. LTD. PATNA

Pc2/Re/ Total File Revalidation

Annexure - 'D' / Page - 1 of 4

# BIHAR STATE POLLUTION CONTROL BOARD

PARIVESH BHAWAN, PLOT NO. NS-B/2, PALIPUTRA INDUSTRIAL AREA,
PATLIPUTRA, Patna – 800 010

Ref. No.-

Patna, Dated-

## 'CONSENT-TO-ESTABLISH' (NOC)

**UNDER SECTIONS 25/26 OF THE WATER (PREVENATION AND CONTROL OF POLLUTION) ACT, 1974 AND 21 OF THE AIR (PREVENTION AND CONTROL OF POLLUTION) ACT, 1981**

**REFERENCE**

i. Name and address of the Proponent: Sri Rajesh Kumar Choudhary, Managing Director, M/s Sai Shree Balajee Homes Pvt. Ltd., 201, 2nd Floor, Verma Karpura House, SP Verma Rd, Patna-800001; and

ii. Application No. 5657472, dated 19.01.2022 of the proponent to establish residential building project in the name of "Star Galaxy-I" at Mauza-Simlimurarpur, Tehsil-Patna Rural, Khata No.- 89, Plot/Khesra No.:- 1574 (part), 1579 & 1580 (part), 1581, 1594, 1595, Dist-Patna for proposed built-up area: 65,239.78 $m^2$ (Total Plot area-16, 292.94 $m^2$) & total number of block-9 with community facilities.

**AFTER CONSIDERING**

(i) The facts stated in their application;
(ii) Bihar State Pollution Control Board's Notification No. 26 dated 08.11.2003 and as amended;
(iii) Provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981; and
(iv) Copy of EC dated 02.12.2021 issued by the MoEF&CC, Govt. of India and affidavit dated 15.02.2022 and other document submitted online by the applicant.

**NOC IN FAVOUR OF THE PROPONENT AT THE SAID SITE IS HEREBY ACCORDED SUBJECT TO THE FOLLOWING CONDITIONS**

**Specific Conditions**

1. That, Consent-to-Operate for the Project shall be obtained from the Bihar State Pollution Control Board as required under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981;
2. That, they shall comply with provisions (whichever applicable) of The Water Act, 1974, The Air Act, 1981, The Environment (Protection) Act, 1986, Rules and notifications issued there under;
3. That, they shall obtain prior permission for extraction of groundwater from CGWA in case of groundwater extraction ≥ 10 KL/day;
4. That, they shall have to provide suitable and separate drainage system for sewer/other wastewater and storm water. No sewage or untreated effluent water would be discharged through storm water drains. A coloured drainage map shall be submitted to the Board;
5. That, no construction shall be allowed to obstruct the natural drainage through the site;
6. That, they shall adopt rain water harvesting as provisions made by the local bye-law. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per CPCB guideline. Ensure proper management of storm water to optimum use and allow it to be by-passed during times of heavy rain to avoid any flooding problem inside the campus. Submit an action plan of well-designed rainwater harvesting system with storm water management;

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7. That, the sewage shall be treated in Sewage Treatment Plant (STP) and after treatment the water will be recycled for flushing of toilets, floor washing/cleaning, gardening/horticulture etc. They shall submit an action plan for use of treated sewage water in bulk use/in-house use;
8. That, the quality of treated sewage of STP shall have to comply with the following standards (whichever applicable):

| Sl No. | Parameter | Limiting concentration in mg/l, except pH and Fecal Coliform |
|---|---|---|
| 1 | pH | 5.5-9.0 |
| 2 | BOD | 10 |
| 3 | Total Suspended Solids (TSS) | 20 |
| 4 | COD | 50 |
| 5 | Nitrogen-Total | 10 |
| 6 | Phosphorus-Total for discharge into Ponds, Lakes | 1.0 |
| 7 | Fecal Coliform (FC) (Most Probable Number per 100 mililiter, MPN/100 ml | Desirable-100<br>Permissible-230 |

9. That, sludge generated from the STP will be dried and later it will be used as manure in agriculture and for green belt development/gardening/horticulture;
10. That, they shall comply with the provisions (whichever applicable) of the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016. The used oil from DG sets as hazardous waste will be stored in HDPE drums in isolated covered facility. This used oil will be sold to authorized recyclers and record shall be maintained. Necessary care will be taken so that spills/leaks of used oil from storage are avoided;
11. That, they shall comply with the provisions (whichever applicable) of the Solid Waste Management Rules, 2016. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with authorized recyclers. Organic waste compost/vermiculture pit with a minimum capacity of 0.3 kg/person per day must be installed;
12. That, segregation of dry (in blue bin), wet (in green bin) and domestic hazardous waste (in black bin) must be ensure; wet waste must be composted inside the premises and dry & domestic hazardous waste shall be handed over to the local body;
13. That, non-biodegradable waste and dry waste like rejected corrugated cardboard, waste paper etc may be handed over to the recyclers registered with Bihar State Pollution Control Board;
14. That, they shall comply with the provisions (whichever applicable) of the E-Waste (Management) Rules, 2016. The e-waste generated shall be disposed off by handing over to the authorised collection centre and a record shall be maintained;
15. That, they shall comply with the provisions (whichever applicable) of the Plastic Waste Management Rules, 2016. They will make effort to discourage the use of plastics so that minimum generation of plastics wastes to be taken place;
16. That, they shall comply with the provisions (whichever applicable) of the Bio-Medical Waste Management Rules,2016 in case of generation of clinical/hospital wastes from health care facilities available in the premises;
17. That, during construction activities, they shall comply with the provisions (whichever applicable) of the Construction and Demolition Waste Management Rules, 2016;
18. That, the surface having unpaved and loose soil, if any, shall be adequately sprinkled with water to suppress dust/fugitive emission;
19. That, maximum efforts will be made to retain existing tree cover as well as new sapling shall be planted during coming season; and

SAI SHREE BALAJEE HOMES PVT. LTD. PATNA

19. That, maximum efforts will be made to retain existing tree cover as well as new sapling shall be planted during coming season; and
20. That, the project proponent shall submit half yearly compliance report of EC (obtained from SEIAA, Bihar) condition in hard and soft copy. Soft copy of the report shall be mailed to the Board through e-mail ID:bspcb@yahoo.com.

**General Conditions**

1. That, they shall provide adequate fire safety measures and equipment as required under the Rules and obtain necessary permission/NOC from competent authority as required;
2. That, they shall obtain all mandatory clearance/ permission from all relevant agencies;
3. That, the Environmental Statement as prescribed in the E (P) Rules, 1986 [see rule 14] for the each financial year ending the 31st March, shall be submitted by the month of September every year;
4. That, maximize recycling of water and utilization of treated sewage water in in-house shall be ensured;
5. That, they shall provide electromagnetic flow meter at the inlet and outlet of the STP and any pipeline to be used for re-using the treated wastewater for flushing/horticulture purpose/green belt development etc. and shall maintain a record of readings of each such meter on daily basis;
6. That, diesel generating sets (DG Sets), if any; as source of backup power should be provided with an integral acoustic enclosure and the maximum permissible sound pressure level for new D.G. set shall be 75 dB(A) at 1 meter from the enclosure surface. The height of exhaust of DG sets should be as: Exhaust Stack Height formula:- (Ht of Building in meter + 0.2√KVA) m; it should be installed on pucca base with anti vibration pads;
7. That, roads leading to or at construction site must be paved and blacktopped (i.e. metallic roads); no excavation of soil shall be carried out without adequate dust mitigation measures in place; no loose soil or sand or Construction & Demolition Wastes or any other construction material that causes dust shall be left uncovered; water sprinkling system shall be put in place; grinding & cutting of building material in open area shall be prohibited and no uncovered vehicles carrying construction material and waste shall be permitted in the campus etc;
8. That, they shall comply with the applicable provisions/directions of the State Govt./BSPCB including the directions that no person shall manufacture, import, store, sell or use any kind of plastic carry bags;
9. That, they shall use energy efficient/environment friendly materials like LED bulb, use of solar energy, flyash bricks, hollow bricks etc;
10. That, this Consent-to-Establish (CTE) should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies and it is confined to matters arising out of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981;
11. All other mandatory approvals and permissions from competent authority shall be obtained;
12. That, they shall make provisions for display of data outside main unit gate about quantity and quality of water discharge and air emission along with solid waste generated within the unit premises;
13. That, not withstand any thing stated above, the applicant unit shall abide by all the provisions of the environmental laws including policies and guidelines made there under; and
14. That, this CTE is granted on the basis of the undertaking/affidavit up-loaded by the applicant and it is subject to the condition that in the event of any information/documents

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submitted by the proponent are found false or misleading at any stage, the NOC granted, shall be revoked and legal action shall be initiated.

**NOTE:-**

1. Bihar State Pollution Control Board reserves the option to revise or add other conditions, if necessary, for protection of Environment in general and for Pollution Control in particular;
2. The present NOC should not be construed as an assurance for the grant of 'Consent-to-Operate' the proposed project but shall be subject to compliance of all the conditions indicated above; and
3. The NOC, granted, shall be valid for a period of two year from the date of issue.

Sd/-
(S. Chandrasekar)
Member Secretary

**Memo No.:-** 1059 **Patna, Dated:-** 13.05.22

**Copy forwarded to:** Sri Rajesh Kumar Choudhary, Managing Director, M/s Sai Shree Balajee Homes Pvt. Ltd., 201, 2nd Floor, Verma Karpura House, SP Verma Rd, Patna-800001 for favour of information and necessary action.

13/5/22
(S. Chandrasekar)
Member Secretary

SAI SHREE BALAJEE HOMES PVT. LTD. PATNA

Annexure - 'E' / Page - 1 of 3

# ENGINEER'S CERTIFICATE

**Date: 03-07-2023**

**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 1"** [State RERA Registration Number: BRERAP00260-5/1249/R-1051/2020] situated on the plot bearing no. 1574(P), 1579 & 1580 at Mauza- Simli-Murarpur, Khata No.89,99 & 240, Thana No. 38, District: Patna, PIN: 800009, admeasuring 6884.40 Sq. M area are being developed by Sai Shree Balajee Homes Pvt. Ltd.

**Ref: State RERA Registration Number: BRERAP00260-5/1249/R-1051/2020**

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(P), 1579 & 1580 at Mauza- Simli-Murarpur, Khata No.89,99 & 240, Thana No. 38, District: Patna, PIN: 800009, admeasuring 6884.40 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;

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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. 31,56,00,000/-** (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. 19,00,00,000/-** (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.12,56,00,000/-** (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:

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Annexure - E / Page - 3 of 3

**TABLE A**

| Sr. No. | Particulars | Amounts |
|---|---|---|
| 1 | Total Estimated cost of the building as on date of Registration | **Rs. 26,56,00,000/-** |
| 2 | Cost incurred as on Date (Based on the Estimated cost) excluding land cost | **Rs. 16,30,00,000/-** |
| 3 | Work done in Percentage (As Percentage of the estimated cost) | **61.37 %** |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | **Rs. 10,26,00,000/-** |
| 5 | Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A) | **N/A** |

**TABLE B**

| 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. 5,00,00,000/-** |
| 2 | Cost incurred as on (Based on the Estimated cost). | **Rs. 2,70,00,000/-** |
| 3 | Work done in Percentage (As Percentage of the estimated cost). | **54 %** |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost). | **Rs. 2,30,00,000/-** |
| 5 | Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A). | **N/A** |

**Yours Faithfully,**

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

**Signature of Engineer**

BALAJEE HOMES PVT. LTD. PATNA

Annexure-'F' / Page - 1 of 3

**Navratna Raghuvanshi**
**601, Signature Tower,**
**Kurjipul, Kurji,**
**Patna- 800010.**

REGISTERED ARCHITECT
**Council Of Architecture,**
**Patna Municipal Corporation**

# ARCHITECT'S CERTIFICATE

**Date: 03-07-2023**

**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 1" [State RERA Registration Number: BRERAP00260-5/1249/R-1051/2020]** situated on the plot bearing no. 1574(P), 1579 & 1580 at Mauza- Simli-Murarpur, Khata No.89,99 & 240, Thana No. 38, District: Patna, PIN: 800009, admeasuring 6884.40 Sq. M area are being developed by Sai Shree Balajee Homes Pvt. Ltd.

**Ref: State RERA Registration Number: BRERAP00260-5/1249/R-1051/2020**

Sir,

I **NAVRATNA RAGHUVANHI**, undertaken assignment as Architect of certifying percentage of completion of Construction Work of the Project situated on the plot bearing no. 1574(P), 1579 & 1580 at Mauza- Simli-Murarpur, Khata No.89,99 & 240, Thana No. 38, District: Patna, PIN: 800009, admeasuring 6884.40 Sq. M area are being developed by Sai Shree Balajee Homes Pvt. Ltd.

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

SAI SHREE BALAJEE HOMES PVT. LTD. PATNA

AR. NAVRATNA RAGHUVANSHI
Enrd. No.-CA/2013/58595

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 BRERAP00260-5/1249/R-1051/2020 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) | 70% |
| 04 | Brickwork and Plaster | 40% |
| 05 | Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises. | 20% |
| 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. | 0% |
| 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/2013/58595

SAI SHREE BALAJEE HOMES PVT. LTD. PATNA

Annexure – 'F' / Page- 3 of 3

**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 | 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) = **60.20 %**

**Yours Faithfully,**

03/07/2023

**Signature of Architect**

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

SAI SHREE BALAJI HOMES PVT. LTD. PATNA

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FORM No. 3

[Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project RERA Registration Number BRERAP00260-5/1249/R-1051/2020

Project: "Star Galaxy 1" of Sai Shree Balajee Homes Pvt. Ltd. for the quarter ended on 30TH June, 2023

| Sr. No. | | Particulars | Amount (in Rs.) Estimated (Column- A) | Incurred & Paid (Column - B) |
|---|---|---|---|---|
| 1 | | | | |
| | i | **Land cost** | | |
| | a | Acquisition Cost of Land or Development Rights, Lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost. | 12,97,250/- | 12,97,250/- |
| | 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 | **Under Rehabilitation Scheme:** | | |
| | (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. | | |
| | | | | |
| | | **Sub-Total of Land Cost** | 12,97,250/- | 12,97,250/- |
| | | | | |
| | ii | **Development Cost / Cost of Construction** | | |
| | a (i) | Estimated Cost of Construction as certified by Engineer. | 31,56,00000/- | 19,00,00,000/- |
| | 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). | | 19,38,49,087/- |
| | 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 | | |

SAI SHREE BALAJEE HOMES PVT. LTD. PATNA

| | | | |
|---|---|---|---|
| | 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 lenders on construction funding or money borrowed for construction; | | |
| | | | |
| | **Sub-Total of Development Cost** | | 19,00,00,000/- |

SAI SHREE RAJEE HOMES PVT. LTD. PATNA

Annexure-'C' / Page - 3 of 5

| | | | |
|---|---|---|---|
| 2 | | Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.- A | 31,68,97,250/- |
| 3 | | Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.- B | 19,12,97,250/- |
| 4 | | Percentage (%) Completion of Construction Work (As per Project Architect's Certificate) | 60.20% |
| 5 | | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %) | 60.36% |
| 6 | | Amount Which can be withdrawn from the Designated Account. **TotalEstimatedCost*Proportionofcostincurred(Sr.number2*Sr.number5)** | 19,12,97,250/- |
| 7 | Less: | Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement | 19,38,49,087/- |
| 8 | | Net Amount which can be withdrawn from the Designated Bank Account under this certificate. | NIL |

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.

Sai Shree Balajee Homes Pvt. Ltd.

Rajesh Kumar Choudhary

Director

Director

For

Sunayana Agarwala

Sunayana Agarwala
Chartered Accountants
M.No.308041
UDIN: 23308041BGZPZI6577

SAI SHREE BALAJEE HOMES PVT. LTD. PATNA

SUNAYANA AGARWALA RAIGANJ Chartered Accountant

Annexure - 'A' / Page - 4 of 5

**(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) | 12,56,00,000/- |
| 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) | 8,39,33,909/- |
| 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 in SFT 15032 |
| | (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 | 7,15,77,200/- |
| 4 | | Estimated receivables of ongoing project. Sum of 2 + 3 (ii) | 15,55,11,109/- |
| 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 of the balance receivables of ongoing project will be deposited in designated Account | 10,88,57,776/- |

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.**

Sai Shree Balajee Homes Pvt. Ltd.
Rajesh Kumar Choudhary

**Director** Director

**For**

Sunayana Agarwala

**Sunayana Agarwala**
**Chartered Accountants**
**M.No.308041**
**UDIN: 23308041BGZPZI6577**

SUNAYANA AGARWALA
RAIGANJ
Chartered Accountant

SAI SHREE BALAJEE HOMES PVT. LTD.
PATNA

Annexure 'G' | 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 | 53626 | 27,26,63,001/- | 18,87,29,092/- | 8,39,33,909/- |
| | | | | | |

(Unsold Inventory Valuation)

ReadyReckonerRateasonthedateofCertificate 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 |
|---|---|---|---|
| 1 | STAR GALAXY | 15032 | 7,15,77,200/- |

Note: Rate of unsold inventory per sft.

| | |
|---|---|
| Star Galaxy Rec | 4100 |
| Star Galaxy EWS/LIG | 2000 |

## ANNEXURE- 'H'

| XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART | | | | |
|---|---|---|---|---|
| TOWER 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. | 1st Floor Roof Slab | Completed | Completed | On Time |
| 4. | 2nd Floor Roof Slab | Completed | Completed | On Time |
| 5. | 3rd Floor Roof Slab | Completed | Completed | On Time |
| 6. | 4th Floor Roof Slab | Completed | Completed | On Time |
| 7. | Brickwork of 1st Floor | Completed | Completed | On Time |
| 8. | Brickwork of 2nd Floor | Completed | Completed | On Time |
| 9. | Brickwork of 3rd Floor | Completed | Completed | On Time |
| 10. | 5th Floor Roof Slab | Completed | Completed | On Time |

| TOWER C | | | | |
|---|---|---|---|---|
| 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. | 1st Floor Roof Slab | Completed | Completed | On Time |
| 4. | 2nd Floor Roof Slab | Completed | Completed | On Time |
| 5. | 3rd Floor Roof Slab | Completed | Completed | On Time |
| 6. | 4th Floor Roof Slab | Completed | Completed | On Time |
| 7. | Brickwork of 1st Floor | Completed | Completed | On Time |
| 8. | Brickwork of 2nd Floor | Completed | Completed | On Time |
| 9. | Brickwork of 3rd Floor | Completed | Completed | On Time |
| 10. | 5th Floor Roof Slab | Completed | Completed | On Time |
| 11. | 6th Floor Column | Completed | Completed | On Time |
| 12. | 6th Floor Form Work | Completed | Completed | On Time |
| 13. | 6th Floor Rebar Work | Completed | Completed | On Time |
| 14. | 8th Slab Casting (6th Floor Roof | Completed | Completed | On Time |

| TOWER D | | | | |
|---|---|---|---|---|
| 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. | 1st Floor Roof Slab | Completed | Completed | On Time |
| 4. | 2nd Floor Roof Slab | Completed | Completed | On Time |
| 5. | 3rd Floor Roof Slab | Completed | Completed | On Time |
| 6. | 4th Floor Roof Slab | Completed | Completed | On Time |

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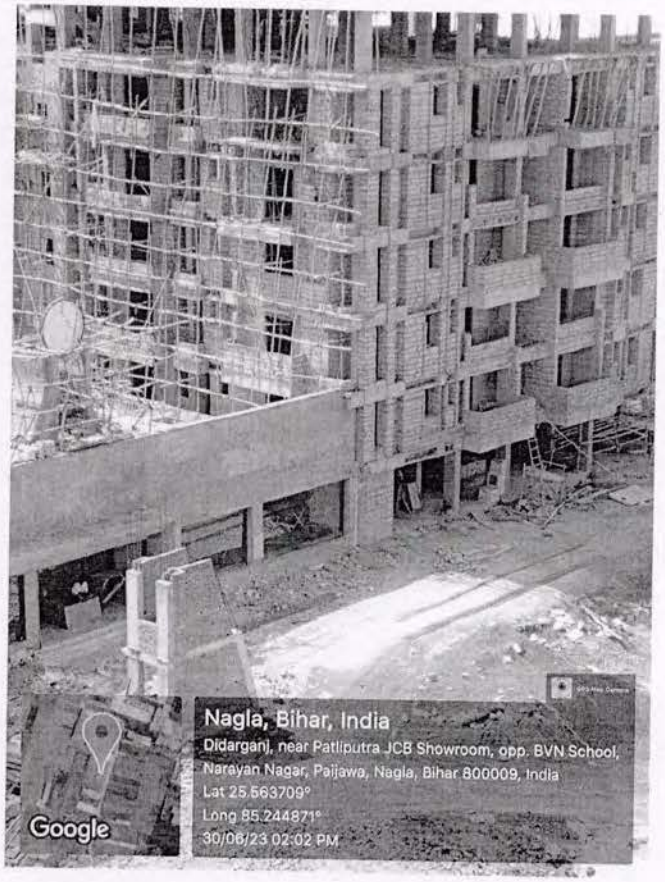
| | | | | |
|---|---|---|---|---|
| 7. | Brickwork of 1st Floor | Completed | Completed | On Time |
| 8. | Brickwork of 2nd Floor | Completed | Completed | On Time |
| 9. | Brickwork of 3rd Floor | Completed | Completed | On Time |
| 10. | 5th Floor Roof Slab | Completed | Completed | On Time |
| 11. | 6th Floor Column | Completed | Completed | On Time |
| 12. | 6th Floor Form Work | Completed | Completed | On Time |
| 13. | 6th Floor Rebar Work | Completed | IN PROGRESS | On Time |

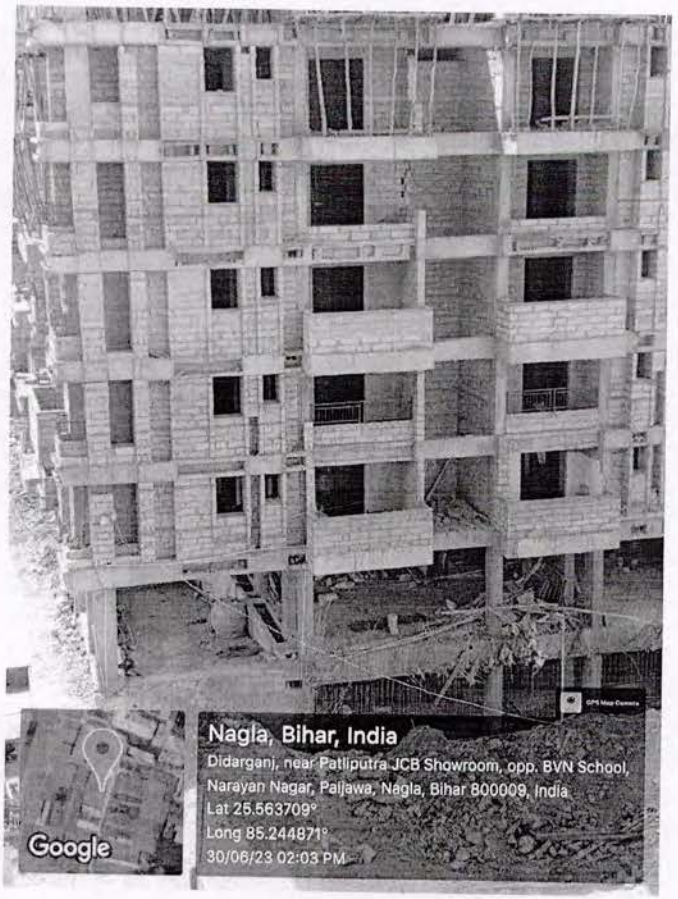
# "Star Galaxy 1" Progress Pictures Quarter 1 (April-June) 2023-24

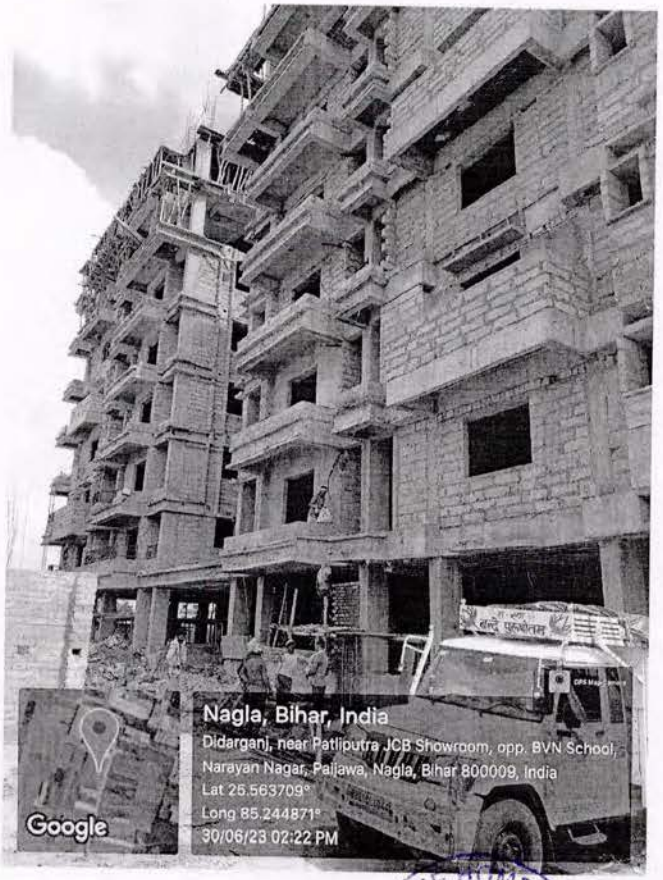
HOMES PVT. LTD. PATNA

Annexure-'I' | Page- 2 of 10

# "Star Galaxy 1" Progress Pictures Quarter 1 (April-June) 2023-24



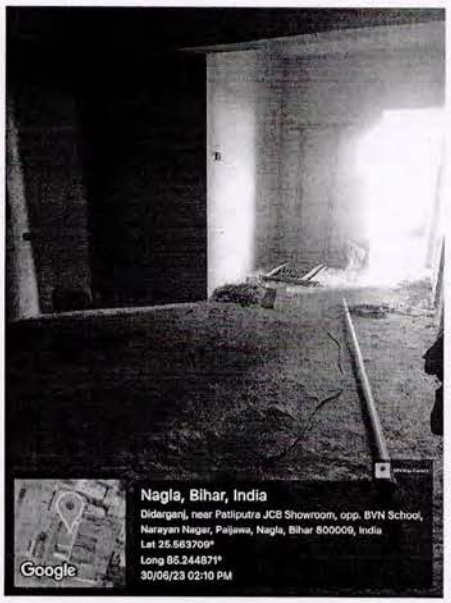



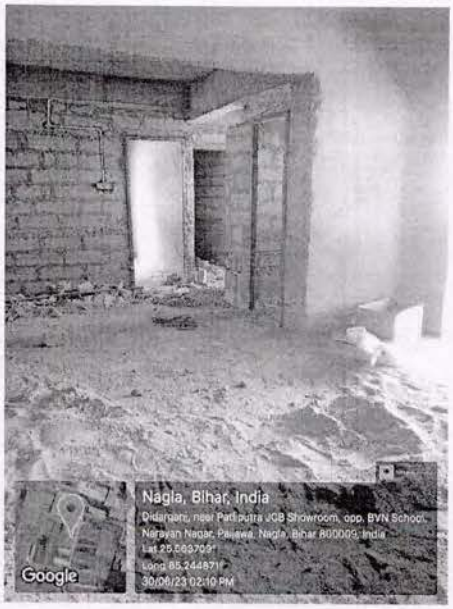


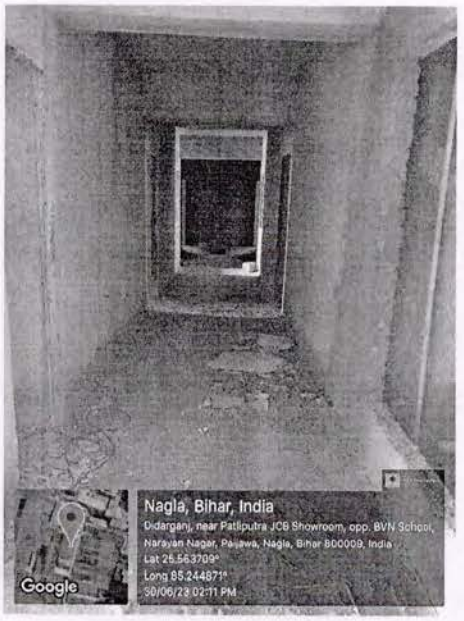

SAI SHAREE BALAJEE HOMES PVT. LTD. PATNA

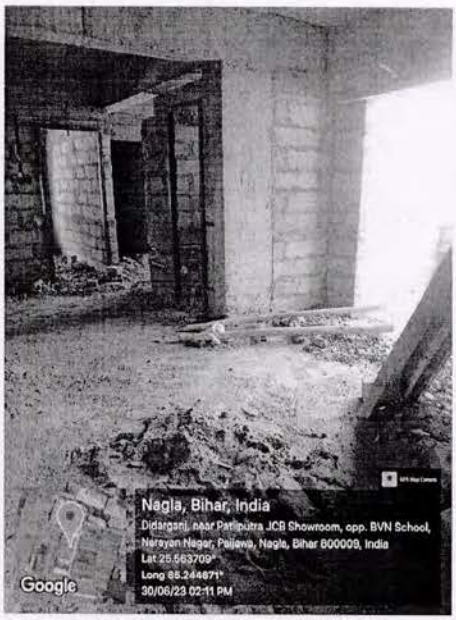
Annexure - 'I' / Page - 3 of 10

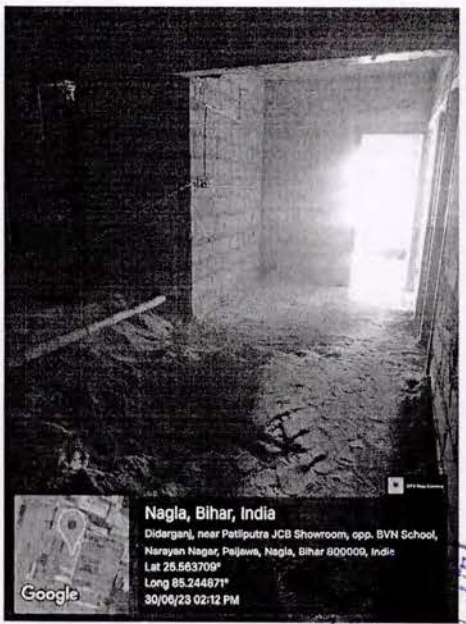
# "Star Galaxy 1" Progress Pictures Quarter 1 (April-June) 2023-24

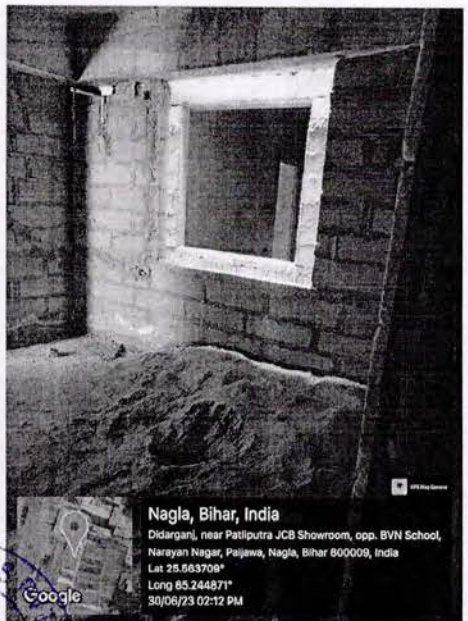




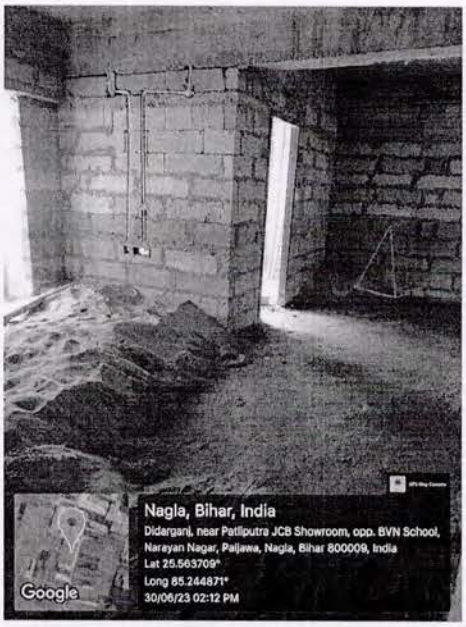



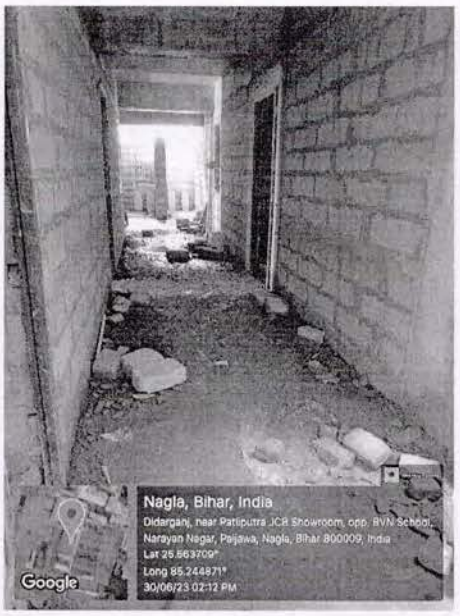



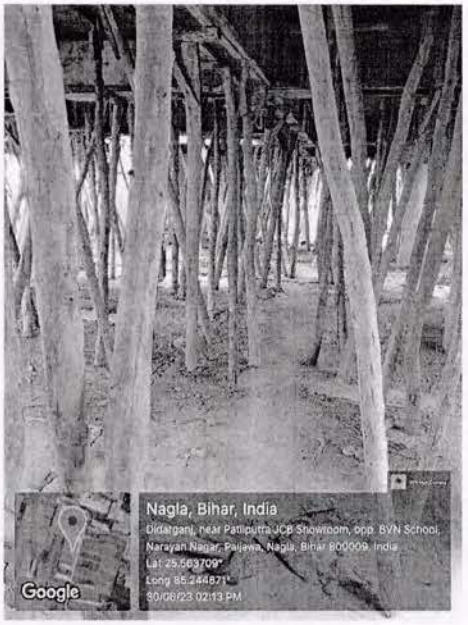



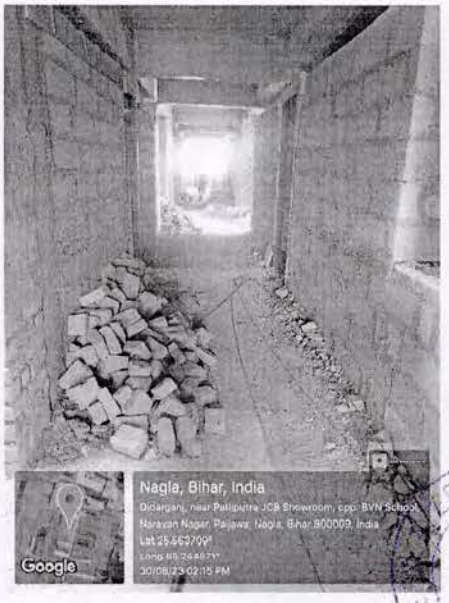

SAI SHREE BALAJI PATNA LTD.

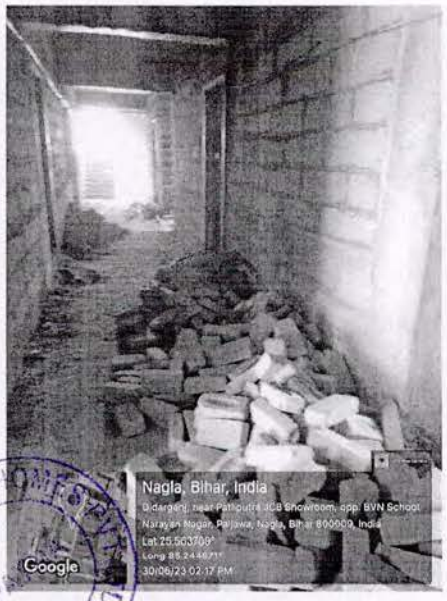
# "Star Galaxy 1" Progress Pictures Quarter 1 (April-June) 2023-24





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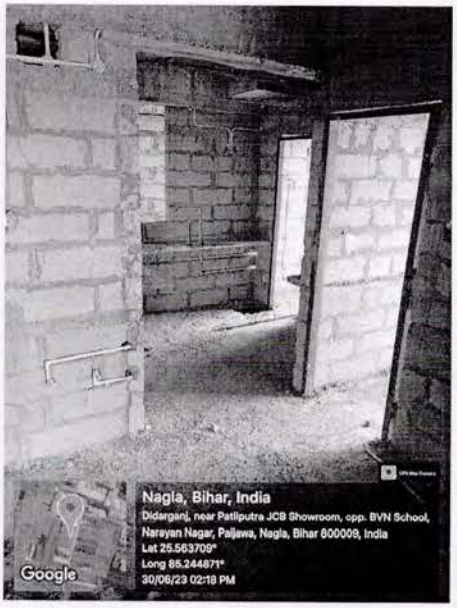
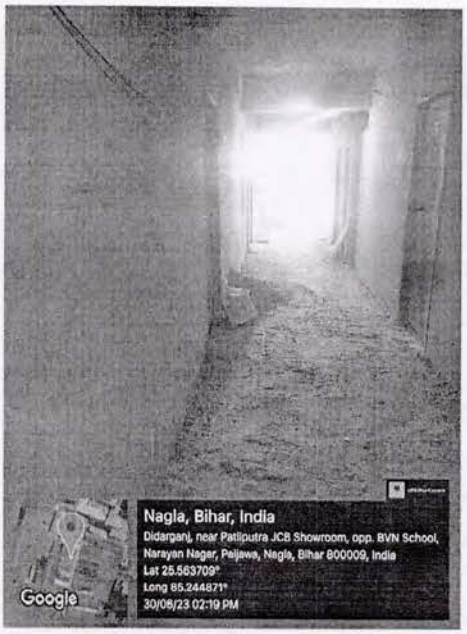
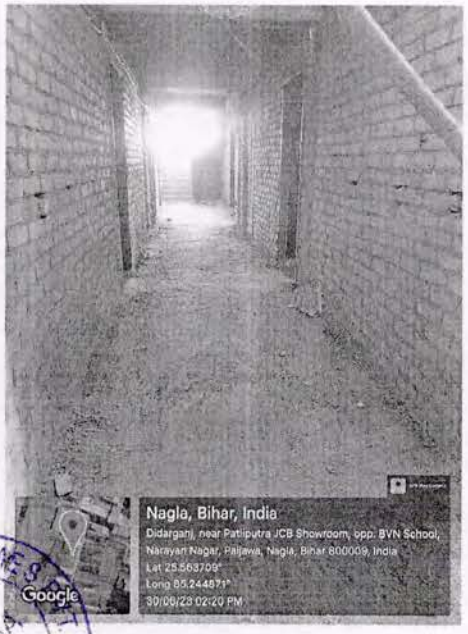
# "Star Galaxy 1" Progress Pictures Quarter 1 (April-June) 2023-24





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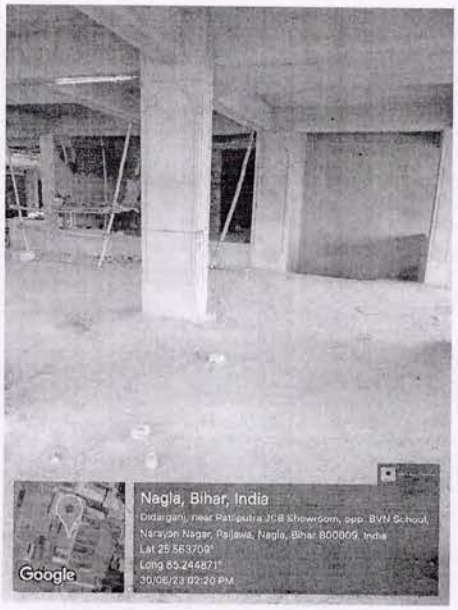
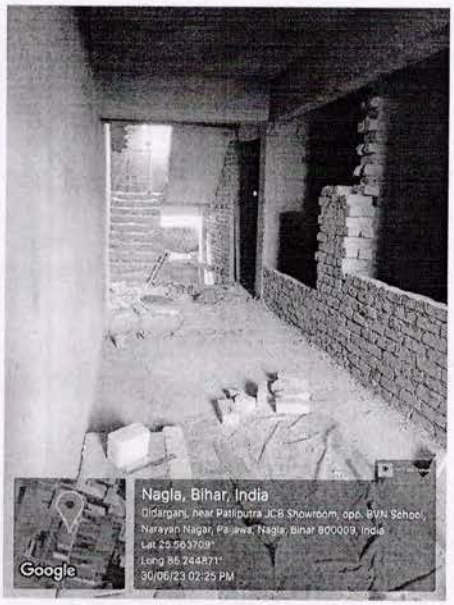
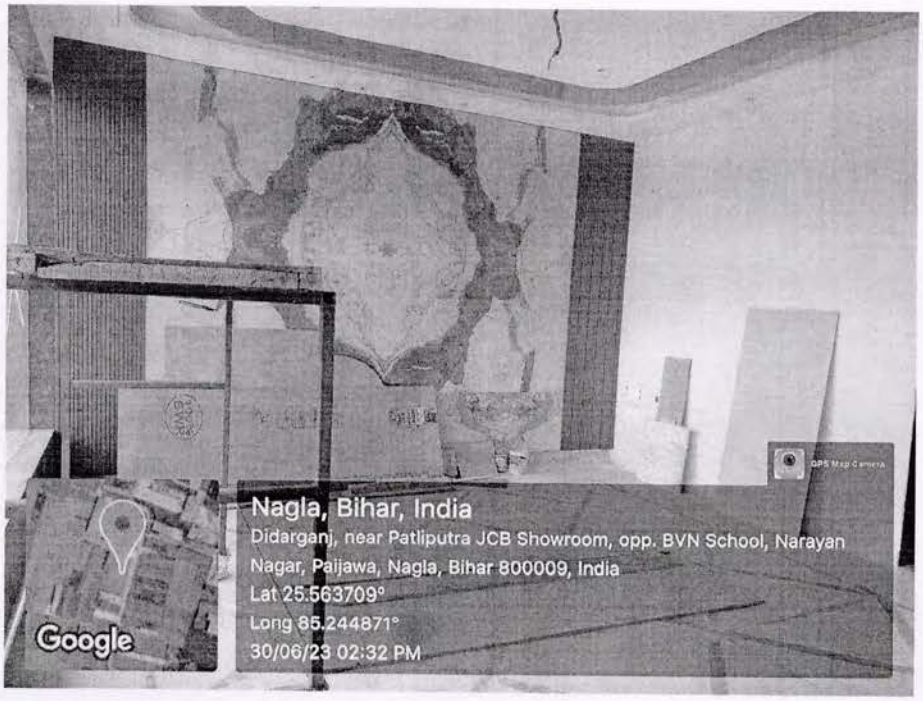
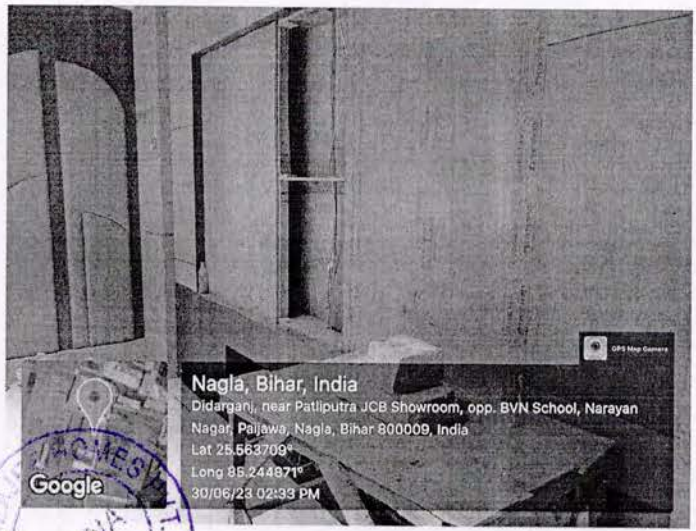
# "Star Galaxy 1" Progress Pictures Quarter I (April-June) 2023-24





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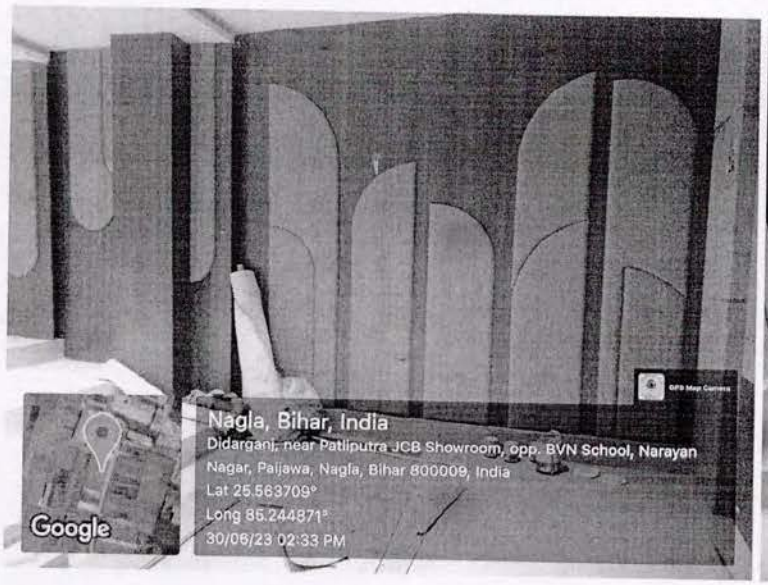
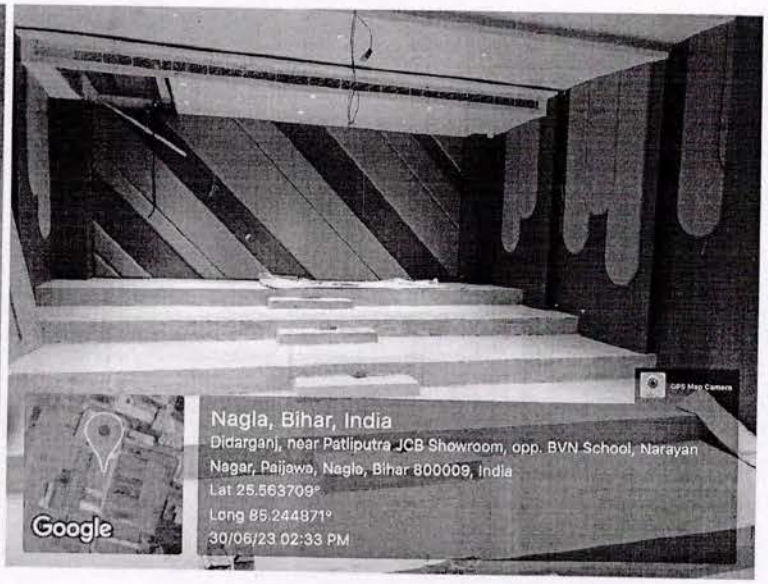
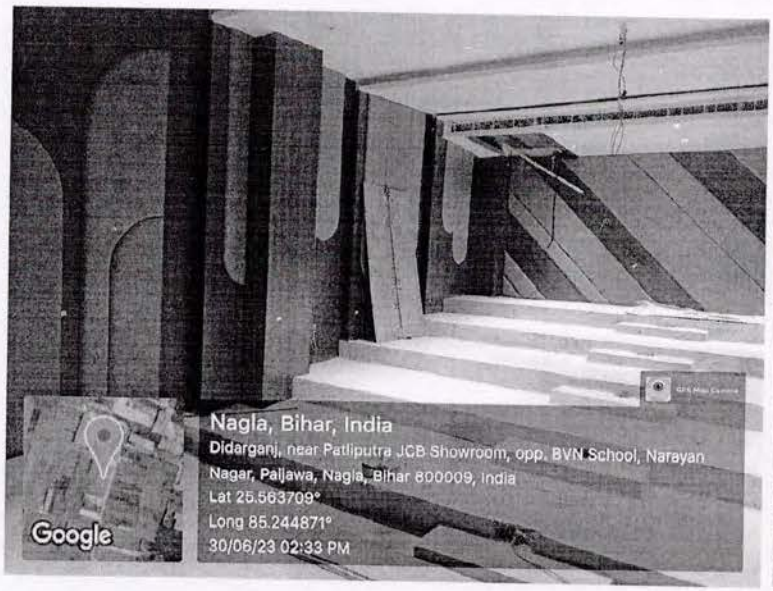
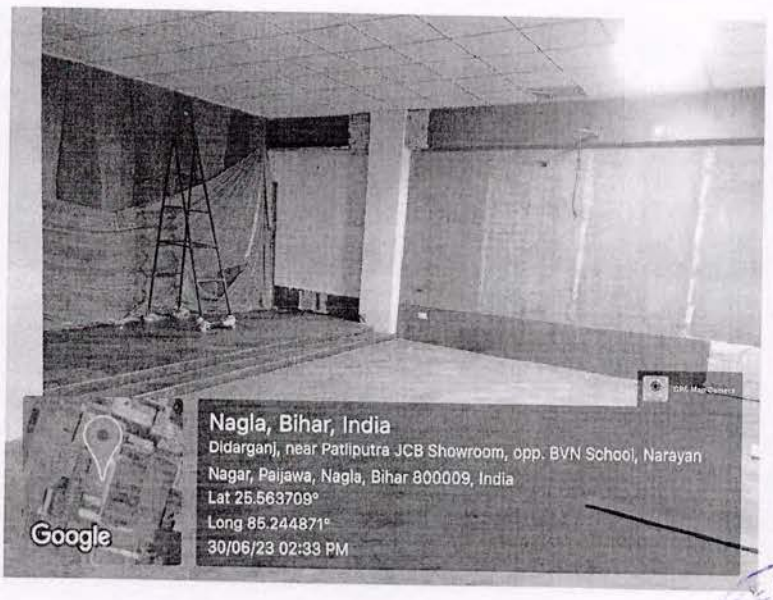
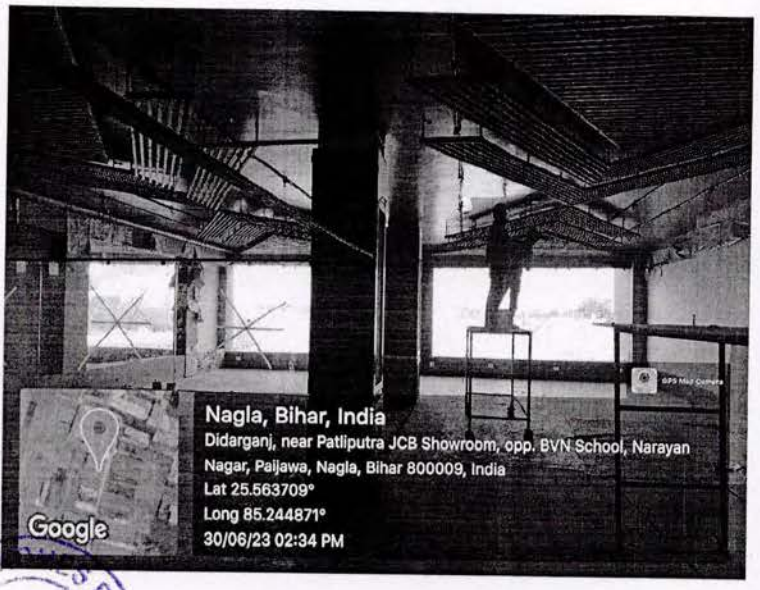
# "Star Galaxy 1" Progress Pictures Quarter 1 (April-June) 2023-24



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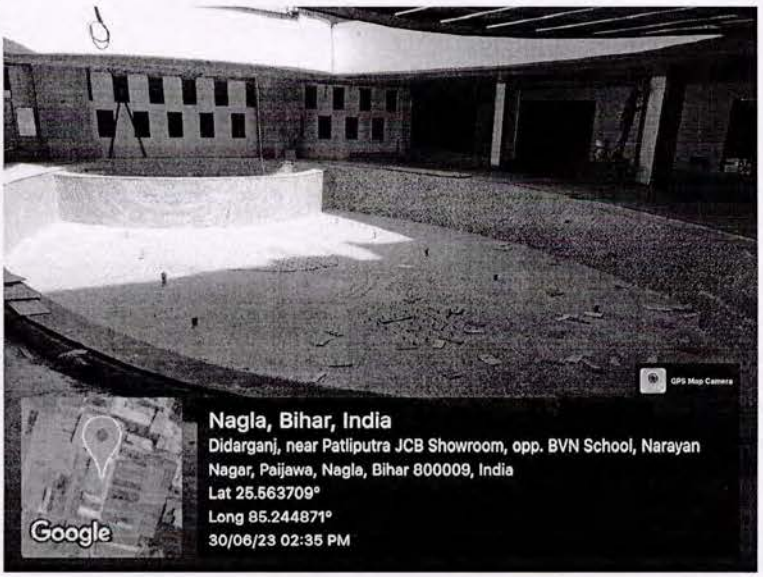
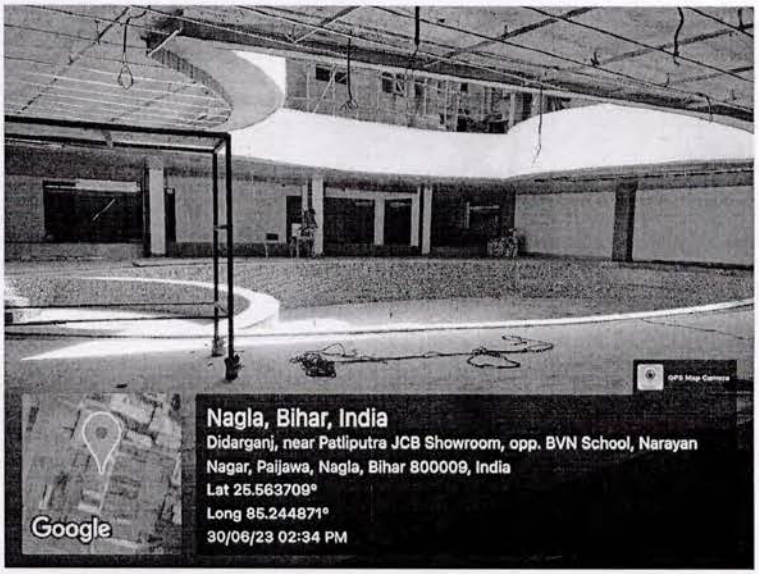
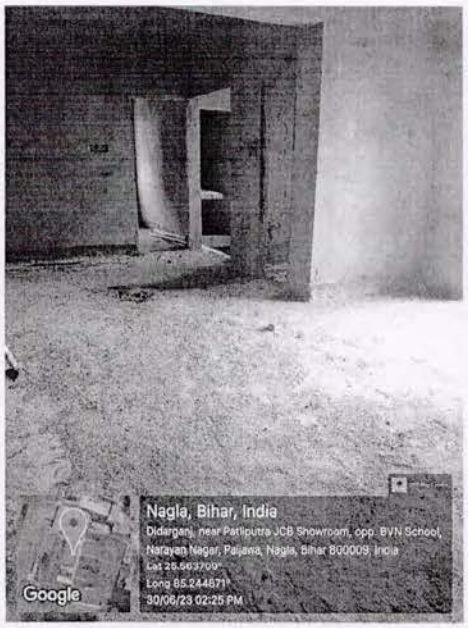
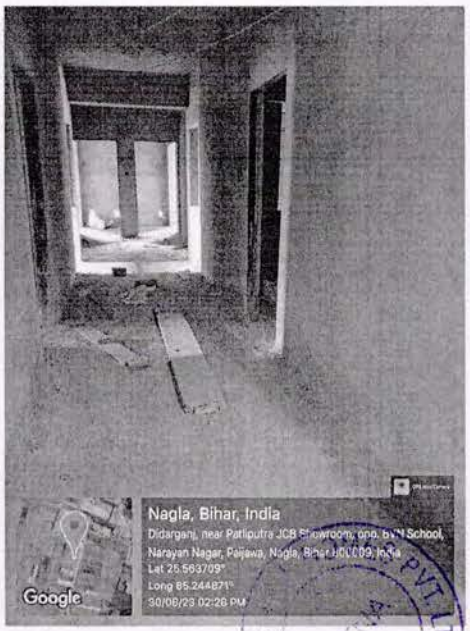
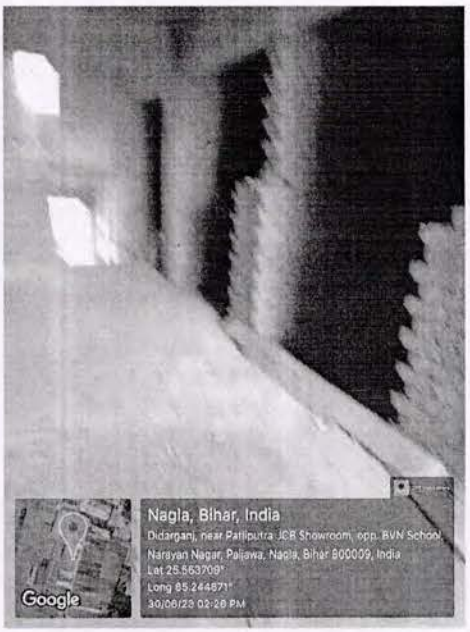
# "Star Galaxy 1" Progress Pictures Quarter 1 (April-June) 2023-24





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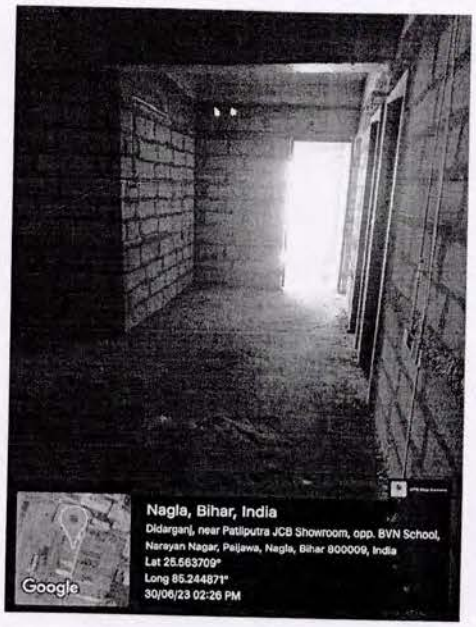
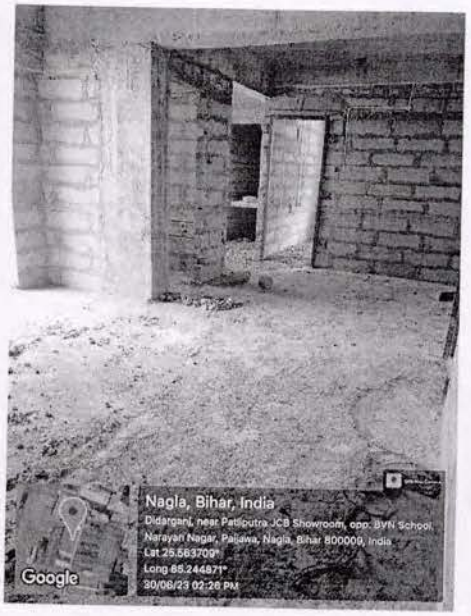
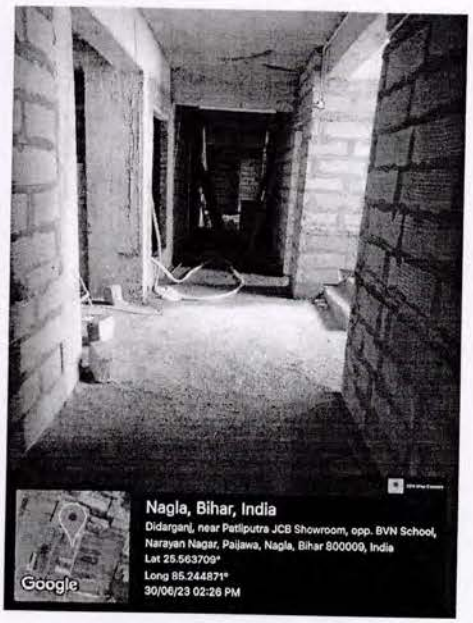
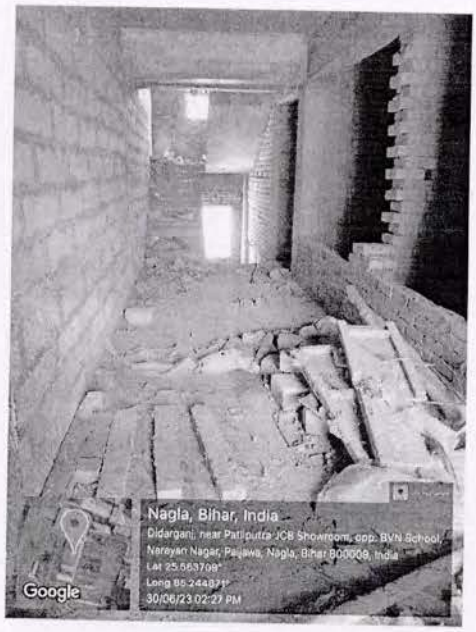
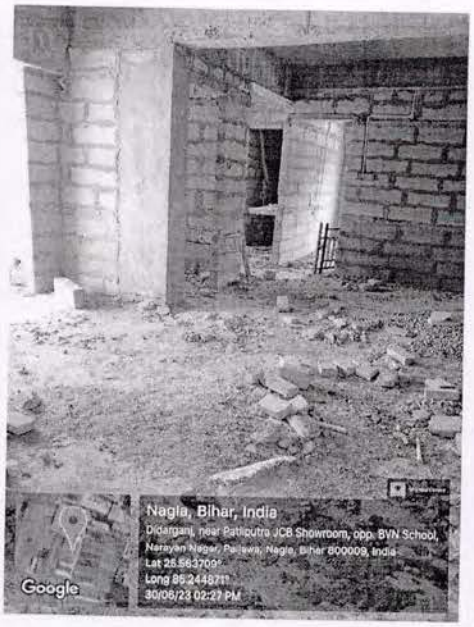
# "Star Galaxy 1" Progress Pictures Quarter I (April-June) 2023-24

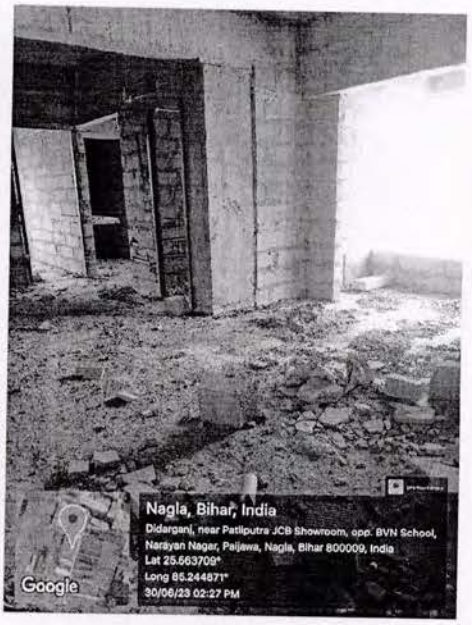


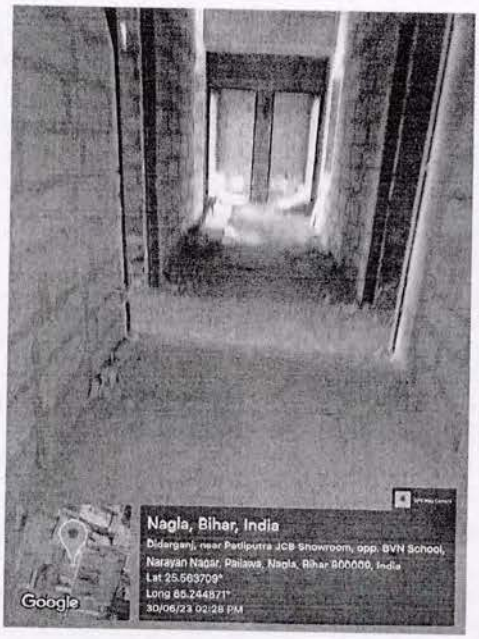



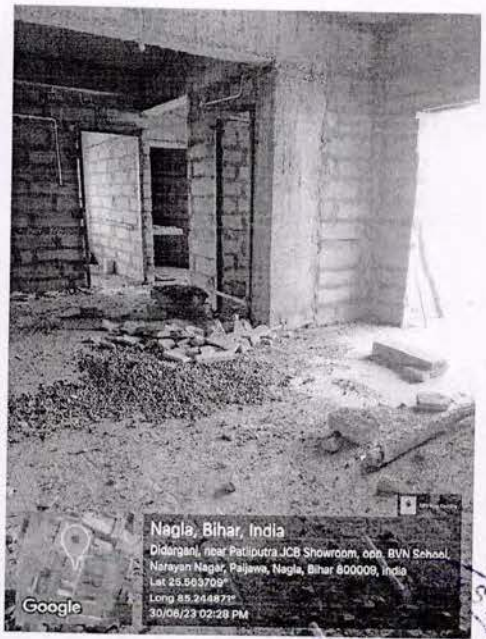



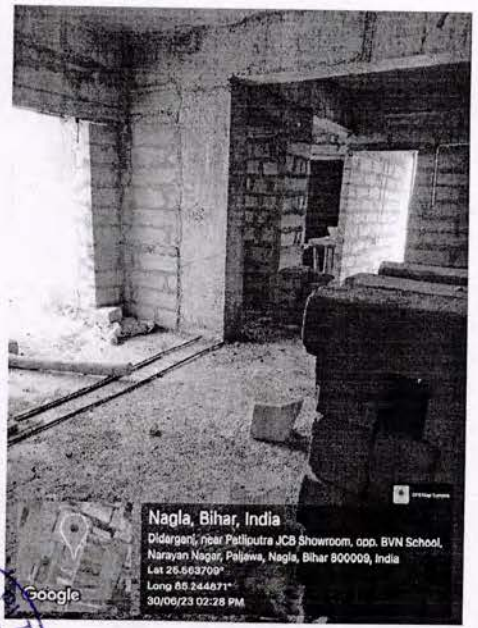

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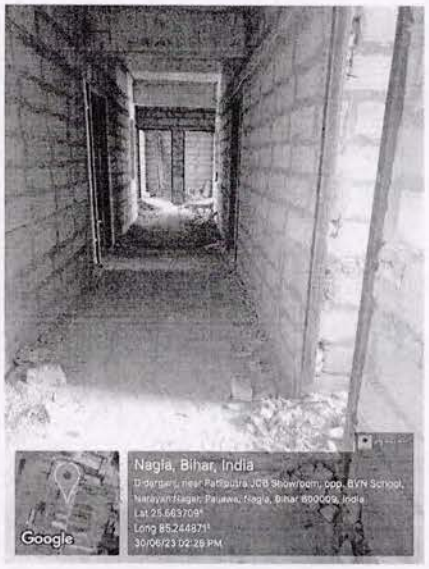
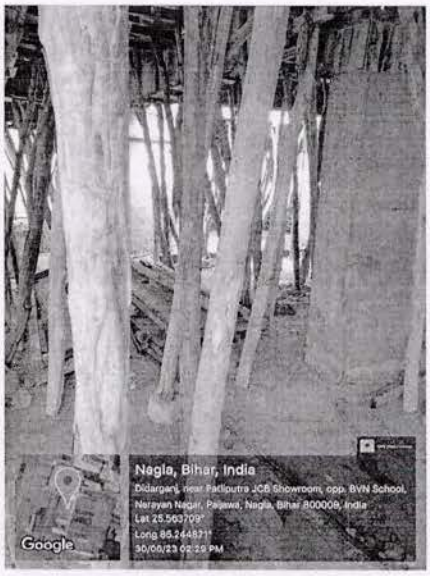
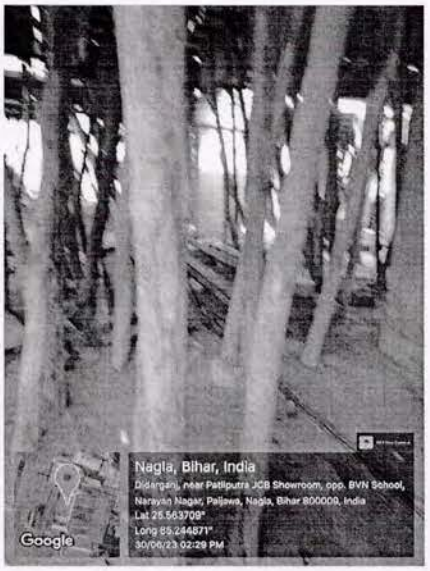
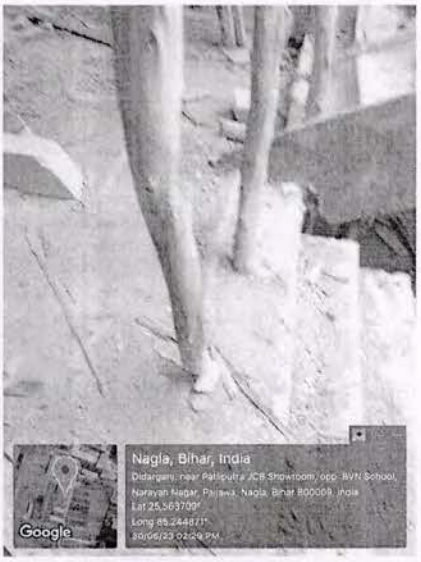
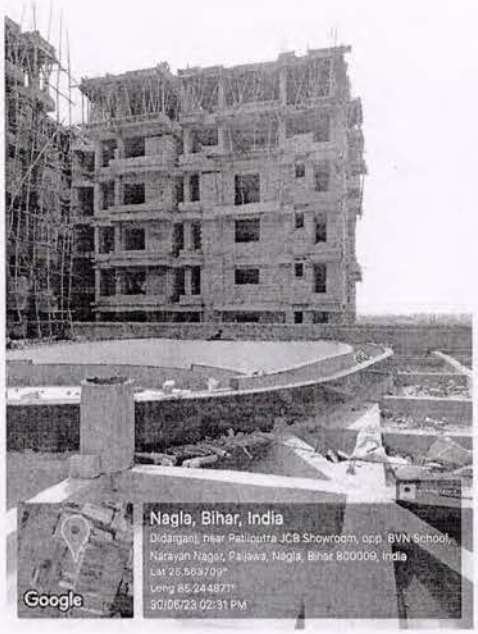
# "Star Galaxy 1" Progress Pictures Quarter 1 (April-June) 2023-24

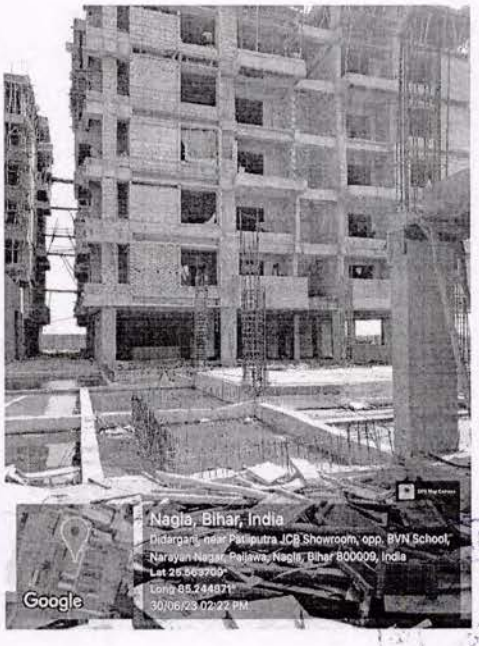


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