



P. Jyoti & Co.

Chartered Accountants

CA FUND UTILIZATION CERTIFICATE

Report on Statement of Accounts on project fund utilization and withdrawal by "BALPRADA BUILT PVT. LTD" for the period from 1st JULY, 2023 to 30th SEP, 2023 with respect to Bihar RERA Registration No.: BRERAP00070-2/248/R-440/2019

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Bihar Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
2. We have obtained all necessary information and explanation from the Company, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.
3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of [Promoter] for the period ended **30th September, 2023** and hereby certify that:
 - a. **M/s BALPRADA BUILT PVT. LTD.** (Promoter) have completed Excavation work 100% of Tower I, II, III and IV and other work completed as per completion certificate issued by the Registered Engineer of the project (copy of the certificate attached as Annexure – I) titled **HARI NAGAR GROUP HOUSING**, Bihar RERA Registration No. **BRERAP00070-2/248/R-440/2019** located at NH-139, NEAR AIIMS, BHUSAULA DANAPUR, PATNA.
 - b. Amount collected during the quarter 01/07/2023 to 30/09/2023 this project is of Rs. **3,12,29,179.50/-** (Rupees Three Crore Twelve Lakh Twenty Nine Thousand One Hundred Seventy Nine Rupees & Fifty Paise Only).
 - c. Actual Cost Incurred during the quarter 01/07/2023 to 30/09/2023 for this project is Rs. **3,34,07,025.24/-** (Three Crore Thirty four Lakh Seven thousand twenty five Rupees & twenty four paise only).
 - d. However, promoter have incurred Rs. **3,17,22,807.13/-** (Rupees Three Crore Seventeen Lakh twenty two thousand eight hundred seven rupees & thirteen paise only) against Onsite expenditure for development of entire project excluding cost of construction as per 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



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costs directly incurred to complete the construction of the entire phase of the project registered till end of the quarter.

4. We certify that **BALPRADA BUILT PVT. LTD.** has utilized the amounts collected for the project **HARI NAGAR GROUP HOUSING**, only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

(If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions): Nil

Yours Faithfully,

For P. JYOTI & CO.
Chartered Accountants
FRN: 010237C



CA Govind Kumar Sinha
Partner

M. No. 426588

UDIN: 23426588 BGWDMA2228

Date : 11/10/2023

Place : PATNA



ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date 13-10-2023

To,
The Managing Director
Balprada Built Pvt. Ltd.
312, 5th Floor, Adharshila Complex,
Near RBI, South Gandhi Maidan, patna

Subject: Certificate of Percentage of Work executed in the project

Having 4 Buildings bearing the registration no. BRERAP00070-2/248/R-440/2019 and being developed on the Plot bearing Thana No. 40 & 41 khata No.(63,40,16,57,02,32, 29,40,30,45,21,402,09,306,295,14,73) khesra / Plot No (46,52,59,1282,1349,1350, 45,40,41,42,43, 45,47,48,49, 50,51,55,56,60,92,93,1330,1345,1346,1347,1348,1283) Mauza - Bhusaula Danapur & Mohammadpur Korji, Near AllMS, Phulwarisharif, Patna- 801505

Sir,

Admeasuring 18105.82 Sq.mts. area for Tower 1, Tower 2, Tower 3, & Tower 4 being developed by the Promoter Balprada Built Pvt. Ltd.

We at Mass N Void Design Consultant (I) pvt.Ltd. have undertaken assignment as Architect certifying Percentage of execution of Work of the 4 Buildings of Harinagar Group Housing Following technical professionals are appointed by Owner / Promoter: —

- (i) M/s MASS N VOID DESIGN CONSULTANT (I) PVT. LTD. as Architect;
- (ii) M/s MASS N VOID DESIGN CONSULTANT (I) PVT. LTD. as Structural Consultant
- (iii) M/s MASS N DESIGN CONSULTANT PVT. LTD. as Mechanical/Electrical/Plumbing
- (iv) M/s MASS N VOID DESIGN CONSULTANT (I) PVT. LTD as Site Supervisor work

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered *vide* number BRERAP00070-2/248/R-440/2019 under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE-A

S. No.	Tasks / Activity	Tower (I)	Tower (II)	Tower (III)	Tower (IV)
1.	Excavation (if any)	100 %	100 %	100 %	100 %
2.	Basements (if any)	NILL	NILL	100 %	100 %

3.	Podiums (if any)	NILL	NILL	50 %	25 %
4.	Plinth	100 %	100 %	100 %	100 %
5.	Stilt Floor	100 %	100 %	100 %	100 %
6.	Slabs of Super Structure	100 %	100 %	40 %	25 %
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100 %	100%	NILL	NILL
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100 %	100 %	7 %	NILL
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100 %	100 %	NILL	NILL
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100 %	100 %	NILL	NILL
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.	90%	90 %	NILL	NILL

TABLE-B

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

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
1	Internal Roads & Footpaths	YES	75 %	
2	Water Supply	YES	70 %	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	80 %	

4.	Storm Water Drains	YES	40 %	
5.	Landscaping & Tree Planting	YES	60 %	
6.	Street Lighting	YES	55 %	
7.	Community Buildings	NO	.....	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	.....	
9.	Solid Waste Management & Disposal	NO	.....	
10.	Water Conservation / Rain Water Harvesting	YES	50 %	
11.	Energy Management	NO	.....	
12.	Fire Protection and Fire Safety Requirements	YES	40 %	
13.	Closed Parking	YES	50 %	
14.	Open Parking	YES	50 %	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	50 %	
16.	Others (Option to Add More)	.....	.....	

Your faithfully


Pranav Kumar

B. Arch (Hons) IIT KGP
(MASS N VOLD DESIGN CONSULTANT (I) PVT. LTD.)
Reg. No. of COA: CA/95/18893
PMC Emp. No.: AR/57/15



HARI NAGAR

GROUP HOUSING

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending SEP 2023

Project Registration Number	BRERAP00070-2/248/R-440/2019
Name of the project	HARI NAGAR GROUP HOUSING
Address of the project	NH-139, NEAR AIIMS, BHUSAULA DANAPUR, PATNA
Name of Promoter	BALPRADA BUILT PVT. LTD.
Name of Co-promoter	NILL
Project Registration is valid up to	02/03/2024
Starting date of Project or Phase of the Project	01/06/2018
Type of Project or Phase of the Project	RESIDENTIAL
Period of validity of map by the Competent Authority	09/12/2023

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments - 1. Booked/ Allotted- 160 2. Sold - 046
TOWER (I) -TOWER(IV)	2 BHK, 3 BHK, PENT HOUSE	DIFFERENT	408	

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 160 2. Sold - 046
TOWER (I) -TOWER(IV)	408	

Balprada Built Pvt. Ltd.
Managing Director

Developed By:- **BALPRADA BUILT PVT. LTD.**

H.O.:- 312, 5th Floor, Adharshila Complex, Near RBI, South Gandhi Maidan, Patna - 800001, Bihar

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website : balprada.com, e-mail: harinagar_11@yahoo.co.in, hngh@balprada.com

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, GOVT OF INDIA	11-01-2018	14-08-2018	01
2.	Fire N.O.C.	STATE FIRE OFFICER, BIHAR	16-11-2017	30-11-2017	02
3.	Water Supply Permission	MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE, GOVT OF INDIA	11-01-2018	14-08-2018	
4.	NOC from Airport Authority of India	AIRPORT AUTHORITY OF INDIA, EASTERN REGION, KOLKATA		31-08-2017	03

V. Construction Progress of the Project

1. Plan Case No. PMAA/PRN/BHUSAULA DANAPUR/PHULWARISHARIF/109/2018 (To be added for each Building / Wing)

S. No.	Tasks / Activity	Tower (I)	Tower (II)	Tower (III)	Tower (IV)
1.	Excavation (if any)	100 %	100 %	100 %	100 %
2.	Basements (if any)	NILL	NILL	100 %	100 %
3.	Podiums (if any)	NILL	NILL	50 %	25 %
4.	Plinth	100 %	100 %	100 %	100 %
5.	Stilt Floor	100 %	100 %	100 %	100 %
6.	Slabs of Super Structure	100 %	100 %	30 %	NILL
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	100 %	100 %	NILL	NILL
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100 %	100 %	NILL	NILL
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100 %	100 %	NILL	NILL

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100 %	100 %	NILL	NILL
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.	80%	80 %	NILL	NILL

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	75 %	
2.	Water Supply	YES	70 %	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	80 %	
4.	Storm Water Drains	YES	40 %	
5.	Landscaping & Tree Planting	YES	60 %	
6.	Street Lighting	YES	55 %	
7.	Community Buildings	NO	.....	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	.....	
9.	Solid Waste Management & Disposal	NO	.....	
10.	Water Conservation / Rain Water Harvesting	YES	50 %	
11.	Energy Management	NO	.....	
12.	Fire Protection and Fire Safety Requirements	YES	40 %	

13.	Closed Parking	YES	50 %	
14.	Open Parking	YES	50 %	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	20 %	
16.	Others (Option to Add More)	.....	.....	

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

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

VIII. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	38156308346
2.	Estimated Cost of the Project including land cost at the start of the Project	1,23,69,36,552.00
3.	Opening Balances with A/c- 38156308346 (I) (A)	1,87,87,922.00
4.	Opening Balances with A/c- 38156341157 (II) (B)	1,20,77,690.74
5.	Opening Balances with A/c - 38156352895 (III) (C)	71,95,848.24
6.	Amount received during the Quarter (D)	3,12,29,179.50
7.	Actual Cost Incurred during the Quarter (E)	3,34,07,025.24
8.	Net amount at end of the Quarter (A+B+C + D - E)	3,58,83,615.24
9.	Total expenditure on Project till date	.....
10.	Cumulative fund collected till the end of Quarter in question	36,83,76,087.25
11.	Cumulative expenditure done till the end of Quarter in question	37,17,22,807.13

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NA

X. MISCELLANEOUS	
A	List of Legal Cases (if any)
1.	Case No. Nill
2.	Name of Parties Nill
B	Sale/Agreement for Sale during the Quarter
1.	Sale Deed 03
2.	Agreement for Sale 06
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART	
Weather the project in progress is as per time schedule or lagging behind?	

Undertaking:

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

Signature of Promoter
Balprada Buili Pvt. Ltd.

Managing Director

Name: SUMAN KUMAR SINGH
Date: 12.10.2023