



# HARI NAGAR

## GROUP HOUSING

### FORM-7 [REGULATION-9]

#### Quarterly progress report for quarter ending DEC 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 -<br>1. Booked/<br>Allotted-<br>164<br>2. Sold - 049 |
|-----------------------|-----------------------------|-------------|---------------------------------------|---------------------------------------------------------------------------------|
| TOWER (I) –TOWER(IV)  | 2 BHK, 3 BHK,<br>PENT HOUSE | DIFFERENT   | 408                                   |                                                                                 |

#### III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

| Building / Block Number | Total Number of Sanctioned Garages | Total Number of Garages:<br>1. Booked/Allotted -<br>2. Sold - | 164<br>049 |
|-------------------------|------------------------------------|---------------------------------------------------------------|------------|
| TOWER (I) –TOWER(IV)    | 408                                |                                                               |            |

Balprada Built Pvt. Ltd.

Managing Director

**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 %      | 60 %        | 25 %       |
| 7.     | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.        | 100 %     | 100 %      | 30 %        | NILL       |
| 8.     | Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat/ Premises     | 100 %     | 7 %        | NILL        | NILL       |
| 9.     | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | 100 %     | 100 %      | NILL        | NILL       |

|     |                                                       |       |       |  |
|-----|-------------------------------------------------------|-------|-------|--|
| 13. | Closed Parking                                        | YES   | 50 %  |  |
| 14. | Open Parking                                          | YES   | 50 %  |  |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | YES   | 40 %  |  |
| 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. | Particulars                                                                   | Amount (In Rs.)   |
|--------|-------------------------------------------------------------------------------|-------------------|
| (1)    | (2)                                                                           | (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 )                              | 47,29,179.50      |
| 4.     | Opening Balances with A/c- 38156341157 (II) ( B )                             | 1,66,58,631.78    |
| 5.     | Opening Balances with A/c - 38156352895 (III) ( C )                           | 1,44,95,803.96    |
| 6.     | Amount received during the Quarter ( D )                                      | 2,57,18,686.00    |
| 7.     | Actual Cost Incurred during the Quarter ( E )                                 | 3,20,84,729.92    |
| 8.     | Net amount at end of the Quarter (A+B+C + D - E)                              | 2,95,17,571.32    |
| 9.     | Total expenditure on Project <b>till date</b>                                 | .....             |
| 10.    | Cumulative fund collected till the end of Quarter in question                 | 39,40,94,773.25   |
| 11.    | Cumulative expenditure done till the end of Quarter in question               | 40,38,07,537.05   |

**IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED**

NA

**X. MISCELLANEOUS****A** List of Legal Cases (if any)

1. Case No. Nil

2. Name of Parties Nil

**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 Built Pvt. Ltd.

Managing Director

Name: SUMAN KUMAR SINGH

Date: 14.01.2024

**CA FUND UTILIZATION CERTIFICATE**

**Report on Statement of Accounts on project fund utilization and withdrawal by "BALPRADA BUILT PVT. LTD" for the period from 1<sup>st</sup> OCT, 2023 to 31<sup>st</sup> DEC, 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 **31<sup>st</sup> December, 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 01/10/2023 to 31/12/2023 this project is of Rs. **2,57,18,686.00/- (Rupees Two Crore fifty seven Lakh Eighteen Thousand Six Hundred Eighty Six Rupees Only).**
  - c. Actual Cost Incurred during the quarter 01/10/2023 to 31/12/2023 for this project is Rs. **3,20,84,729.92/- (Three Crore Twenty Lakh Eighty Four thousand Seven Hundred Twenty Nine Rupees & ninety Two Paise only ).**



d. However, promoter have incurred Rs. **40,38,07,537.05/- (Rupees Forty Crore Thirty Eight Lakh Seven thousand Five hundred Thirty seven rupees & five paisa 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 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: 24426588BJZVSW3848



Date : 14/01/2024  
Place : PATNA

FORM No. 1  
[See Regulation 3]

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

Date 14-01-2024

To,  
The Managing Director  
Balprada Built Pvt. Ltd.  
312, 5<sup>th</sup> 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 AIIMS, 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 %      |

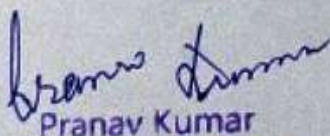
|     |                                                                                                                                                                                                                                                                                                                                                                                                                  |       |       |       |       |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-------|-------|
| 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 % | 60 %  | 25 %  |
| 7.  | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.                                                                                                                                                                                                                                                                                                                           | 100 % | 100%  | 30 %  | 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.

Reg. No. of COA: CA/95/18898  
(MASS IN VOID DESIGN CONSULTANT (I) PVT. LTD).  
PMC Emp. No.: AR/37/15