(Q3/2023-24)

FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending **31st December** of **2023**

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00190-3/206/R-1531/2023	**Name of Project/Phase of Registered Project**	GREEN GHAR EXT-01, PHASE-III
Name of Promoter	GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION PVT. LTD.	**Project Address**	DIGHARA RAMPUR SAH, MUZAFFARPUR, BIHAR
Name of Co-promoter	N.A		
Project Registration is valid up to	18-10-2025		
Starting date of Project or Phase of the Project	07-02-2023		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	18-10-2025 Muzaffarpur Planning Area Authority		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment / Building Type		Carpet Area (In Sq.ft.)	Total Number of sanctioned apartments	Total Number of Apartments –	
					Booked/ Allotted	Sold
ALEENA SIMPLEX	2 BHK	12	481.59	01	08	00

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	0
		2. Sold -	0

INCLUDING WITH UNIT

IV. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filling)

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	N.A			
2	Fire N.O.C	N.A			
3	Water Supply Permission	N.A			

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4	NOC From Airport Authority of India	N.A			
5	Other Approval(s), if any, required for the project	N.A			

V. Construction Progress of the Project

1. Plan Case NO:- **21/2022** Dated 18-10-2022

Details Attached in **Table-A** Below;

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 31.12.2023)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	5% done	On progress
2.	Water Supply	Yes	5% Done	On progress
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	Not Start	On progress
4.	Storm Water Drains	Yes	Not Start	On progress
5.	Landscaping & Tree Planting	Yes	Not Start	On progress
6.	Street Lighting	Yes	5%	On progress
7.	Community Buildings	NO	NO	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	NO	
9.	Solid Waste Management & Disposal	NO	NO	
10	Water Conservation / Rain Water Harvesting	Yes	Not Start	On progress
11.	Energy Management	NO	NO	
12.	Fire Protection and Fire Safety Requirements	Yes	NO	
13.	Closed Parking	Yes	Yes	

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Managing Director

14.	Open Parking	NO	NO	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	Not Start	
16.	Others (Option to Add More)	No	NO	
VI A	**EXTERNAL AND INTERNAL DEVELOPMENT WORK IN CASE OF PLOTTED DEVELOPMENT**			
1.	Internal Roads & Footpaths	NA	NA	
2	Water Supply	NA	NA	
3	Sewerage (Chamber, Line, Septic Tank, STP)	NA	NA	
4	Drains	NA	NA	
5	Parks, Land Scaping and Tree Planting	NA	NA	
6	Street Light	NA	NA	
7	Disposal of Sewage & sullage water	NA	NA	
8	Water conservation / Rain Water Harvesting	NA	NA	
9	Energy Management	NA	NA	

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Managing Director

VII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCKS) OF THE PROJECT			
(A)	**Sr. No.**		
	1.	**Front Elevation**	Attached below
	2.	**Side Elevation**	Attached below
	3.	**Rear Elevation**	Attached below
(B)		**Photograph of each Floors / Street**	Attached below

VIII. Financial Progress of the Project (as per CA certificate 31-12-2023)		
S. No. (1)	**Particulars (2)**	**Amount (In Rs.) (3)**
1.	Project Account No.	**18970210001417 (30%) 18970210001400 (70%) 18970210001394 (Collection A/C)**
2.	Estimated Cost of the Project including land cost at the start of the Quarter	**190 (Lakhs)**
3.	Amount received during the Quarter	22,26,930.00/-
4.	Actual Cost Incurred during the Quarter	29,33897.82/-
5.	Net amount at end of the Quarter	86,314.72/-
6.	Total expenditure on Project **till date**	**54,28,633.28/-**
7.	Cumulative Fund Collected till the end of Quarter in question	No
8.	Cumulative expenditure done till the end of Quarter in question	No

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Managing Director

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	No
2.	Name of Parties	No
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	00
2.	Agreement for Sale	02
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		

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.



Signature of Promoter

Name: SHAHID AHMED
Date : 31-12-2023

TABLE-A

Building / Wings No.	Excavation	Number of Plinth	Number of Podiums	Stilt Floor	Number of Slabs of Super Structure	Internal Walls, Internal Plaster, Floorings within Premises, Doors and Windows to each of the Premises	Sanitary Fittings within the Premises, Electrical Fitting within the Premises.	Staircases, and Lobbies at each Floor level connecting Staircases, Overhead Water Tanks.	The external plumbing and external plaster, elevation, completion of terraces With IPS Flooring	Installation of water pumps, Electrical fittings to common Areas, electro, mechanical equipment, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation / Completion Certificate.
	1	2	3	4	5	6	7	8	9	10
B-01	100%	100%	N.A	N.A	100%	100%	100%	100%	100%	100%
B-02	100%	100%	N.A	N.A	10%	10%	10%	10%	10%	10%
B-03	100%	100%	N.A	N.A	100%	100%	100%	100%	100%	100%
B-04	100%	100%	N.A	N.A	100%	100%	100%	100%	100%	100%
B-05	100%	100%	N.A	N.A	10%	10%	10%	10%	10%	10%
B-06	100%	100%	N.A	10%	10%	10%	10%	10%	10%	10%
B-07	100%	100%	N.A	N.A	10%	10%	10%	10%	10%	10%
B-08	100%	100%	N.A	N.A	10%	10%	10%	10%	10%	10%
B-09	100%	100%	N.A	N.A	10%	10%	10%	10%	10%	10%
B-10	100%	100%	N.A	N.A	10%	10%	10%	10%	10%	10%
B-11	100%	100%	N.A	N.A	10%	10%	10%	10%	10%	10%
B-12	100%	100%	N.A	N.A	10%	10%	10%	10%	10%	10%
B-13	100%	100%	N.A	N.A	100%	100%	100%	100%	100%	100%



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:- 31-12-2023

To,

GREEN GHAR INFRASTRUCTURE
AND CONSTRUCTION PVT. LTD.
Flat No:-403C, Ashiyana Plaza, Bhagwanpur Chowk,
Muzaffarpur, Bihar-842001

Subject: Certificate of Percentage of Work executed in the project of **Green Ghar EXT-01 PHASE-III** having **13 No. of Building(s)/Wing(s)** of the **13 Unit** bearing the registration no. **BRERAP00190-3/206/R-1531/2023.**and being developed on the Plot bearing Khata No. 302, 27, 52 Plot No. 2327, 2330, 2331, demarcated by its boundaries (**26.0709974** and **85.4185329** of the end points) of the land Area **1456.85** Sq. Mtr. situated in Kanhauli Vishnudat Panchayat Area, Mauza:- Dighra Rampur Sah, Thana No:- 276, Block Mushari, division Muzaffarpur District Muzaffarpur, Bihar PIN 842001, admeasuring **713.7** sq.mts., area being developed by the Promoter GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION P LTD.

Sir,

I **Ar. MD. RASHID** have undertaken assignment as Architect of certifying Percentage of execution of Work of the 13 no. of Building(s)/ Wing(s) of the 13 Unit of the Project, situated on the plot bearing Khata No. 302, 27, 52 Plot No. 2327, 2330, 2331, demarcated by its boundaries (**26.0709974** and **85.4185329** of the end points) of the land Area **1456.85** Sq. Mtr. situated in Kanhauli Vishnudat Panchayat Area, Mauza:- Dighra Rampur Sah, Thana No:- 276, Block Mushari, division Muzaffarpur District Muzaffarpur, Bihar PIN 842001, admeasuring **713.7** sq.mts., area being developed by the Promoter GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION P LTD.

1. Following technical professionals are appointed by Promoter: ––

(i) Mr. Ar. Md. Rashid as Architect;
(ii) Mr. Er. SADAN KHAN as Structural Engineer
(iii) Mr. Er. Gautam Kumar as Civil Engineer
(iv) Mr. Ramesh Kumar as Site Supervisor
(V) Mr. Janisar Alam As Electrical & Plumbing Consultant

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 **BRERAP00190-3/206/R-1531/2023** 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.**

ARCHITECT
MD. RASHID
COA NO:-CA/2019/109716

TABLE-B

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

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths.	**Yes**	**5% Done**	**On Progress**
2	Water Supply	**Yes**	**5% Done**	**On Progress**
3	Sewerage (chamber, lines, Septic Tank, STP)	**Yes**	**0% Done**	**On Progress**
4	Storm Water Drains	**Yes**	**0% Done**	**On Progress**
5	Landscaping & Tree Planting.	**Yes**	**0% Done**	**On Progress**
6	Street Lighting	**Yes**	**5% Done**	**On Progress**
7	Community Buildings	**No**	**No**	**No**
8	Treatment and disposal of sewage and sullage water	**No**	**No**	**No**
9	Solid Waste management & Disposal.	**No**	**No**	**No**
10	Water conservation, Rain water harvesting.	**Yes**	**0% Done**	**On Progress**
11	Energy management	**No**	**No**	**No**
12	Fire protection and fire safety requirements	**Yes**	**No**	**No**
13	Electrical meter room, sub-station, receiving station.	**Yes**	**0%**	**On Progress**
14	Others (Option to Add more).	**No**	**No**	**No**

Yours Faithfully,
Signature & Name



Ar. Md. Rashid
COA NO:- CA/2019/109716

FORM No. 2
[Regulation 3]
ENGINEER'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date:- 31-12-2023

To,

GREEN GHAR INFRASTRUCTURE
AND CONSTRUCTION PVT. LTD.
Flat No:-403C, Ashiyana Plaza, Bhagwanpur Chowk,
Muzaffarpur, Bihar-842001

Subject : Certificate of Cost Incurred for Development of **GREEN GHAR EXT-01, PHASE-III** for Construction of **13** no. of building(s)/ Wing(s) of the **BRERAP00190-3/206/R-1531/2023** situated on the Plot bearing Khata No. 302, 27, 52 Plot No. 2327, 2330, 2331, demarcated by its boundaries (**26.0709974** and **85.4185329** of the end points) of the land Area **1456.85** Sq. Mtr. situated in Kanhauli Vishnudat Panchayat Area, Mauza:- Dighra Rampur Sah, Thana No:- 276, Block Mushari, division Muzaffarpur District Muzaffarpur, Bihar PIN 842001, admeasuring **713.7** sq.mts., area being developed by the Promoter GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION P LTD.

Ref: Bihar RERA Registration Number **BRERAP00190-3/206/R-1531/2023**

Sir,

I **Er. SADAN KHAN** have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of **13** no. of Building(s)/ Wing(s) of the Green Ghar Project situated on the plot bearing Khata No. 302, 27, 52 Plot No. 2327, 2330, 2331 of Village Kanhauli Vishnudat Panchayat Area, Mauza:- Dighra Rampur Sah, Thana No:- 276, Block Mushari, division Muzaffarpur District Muzaffarpur, Bihar PIN 842001, admeasuring **713.7** sq.mts., area being developed by the Promoter GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION P LTD.

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

   (i) Mr. Ar. Md. Rashid as Architect;
   (ii) Mr. Er. SADAN KHAN as Structural Engineer
   (iii) Mr. Er. Gautam Kumar as Civil Engineer
   (iv) Mr. Ramesh Kumar as Site Supervisor

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the building(s) of the project. Our estimated cost calculations are based on the Schedule of rates (Building Construction Department Schedule Rate) 1500 Per Sq. ft. and Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.



3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 190 Lakhs**, (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(s) from the **Muzaffarpur**, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 61,71,000/-** (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 Muzaffarpur Rural Area Authority is estimated at **Rs.1,64,29,000.00/-** (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:

TABLE A

Building / Wings No.	Total Estimated cost of the building	Cost incurred (Based on the Estimated cost)	Work done in % (As % of the estimated cost)	Balance Cost to be Incurred (Based on Estimated Cost)	Cost Incurred on Additional /Extra Items (Annexure-A)
	1	2	3	4	5
B-01	14,61,000/-	14,61,000/-	100%	-	
B-02	14,61,000/-	1,46,100/-	10%	13,14,900/-	
B-03	14,61,000/-	14,61,000/-	100%	-	
B-04	14,61,000/-	14,61,000/-	100%	-	
B-05	14,61,000/-	1,46,100/-	10%	13,14,900/-	
B-06	14,61,000/-	1,46,100/-	10%	13,14,900/-	
B-07	14,61,000/-	1,46,100/-	10%	13,14,900/-	
B-08	14,61,000/-	1,46,100/-	10%	13,14,900/-	
B-09	14,61,000/-	1,46,100/-	10%	13,14,900/-	
B-10	14,61,000/-	1,46,100/-	10%	13,14,900/-	
B-11	14,61,000/-	1,46,100/-	10%	13,14,900/-	

Er. Sadan Khar
B. Tech (Civil) A.M.I.E
MMC Lic No-03/2021

B-12	14,61,000/-	1,46,100/-	10%	13,14,900/-	
B-13	14,68,000/-	14,68,000/-	100%	-	
GRAND TOTAL	**1,90,00,000/-**	**58,51,000/-**	**31%**	**1,18,34,100/-**	

TABLE B

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on **31-12-2023** date of Registration is Rs. 30,60,000/-	**30,60,000/-**
2	Cost incurred as on **31.12.2023** (Based on the Estimated cost).	**3,20,000/-**
3	Work done in Percentage (As Percentage of the estimated cost).	**9%**
4	Balance Cost to be Incurred (Based on Estimated Cost).	**3,28,000/-**
5	Cost Incurred on Additional /Extra Items as on **N.A** not included in the Estimated Cost (Annexure A).	N.A

Yours Faithfully,



Er. SADAN KHAN
MMC, Lic No:- 03/2021

* Note:

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate/Completion Certificate.

2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra/Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)


GPS Map Camera
Muzaffarpur, Bihar, India
0, Musahri, Muzaffarpur, Dighra Patti, Bihar 842002, India
Lat 26.071022°
Long 85.418575°
13/01/24 02:14 PM GMT +05:30
Google


GPS Map Camera
Muzaffarpur, Bihar, India
0, Musahri, Muzaffarpur, Dighra Patti, Bihar 842002, India
Lat 26.071146°
Long 85.418742°
13/01/24 02:14 PM GMT +05:30
Google


GPS Map Camera
Muzaffarpur, Bihar, India
0, Musahri, Muzaffarpur, Dighra Patti, Bihar 842002, India
Lat 26.071066°
Long 85.418632°
13/01/24 02:13 PM GMT +05:30
Google


GPS Map Camera
Dighra Patti, Bihar, India
3CFC+373, Dighra Patti, Bihar 843126, India
Lat 26.071108°
Long 85.419102°
13/01/24 02:12 PM GMT +05:30
Google


GPS Map Camera
Muzaffarpur, Bihar, India
0, Musahri, Muzaffarpur, Dighra Patti, Bihar 842002, India
Lat 26.071066°
Long 85.418632°
13/01/24 02:13 PM GMT +05:30
Google


GPS Map Camera
Dighra Patti, Bihar, India
3CFC+373, Dighra Patti, Bihar 843126, India
Lat 26.071095°
Long 85.419103°
13/01/24 02:12 PM GMT +05:30
Google


GPS Map Camera
Muzaffarpur, Bihar, India
0, Musahri, Muzaffarpur, Dighra Patti, Bihar 842002, India
Lat 26.071248°
Long 85.418832°
13/01/24 02:14 PM GMT +05:30
Google