SKYSTAR BUILDCON PVT. LTD.

Sunteck

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DISCLOSURE OF SOLD/BOOKED INVENTORY

(As per Circular no.29 dated 09.04.2021 & corrigendum date 25.06.2021)

(Building / Wing wise)

Name of the Project: **Sunteck City Avenue 2**

MahaRERA Registration No.: **P51800002637**

Information of Sold / Booked inventory (Building wise)

Information as on date **31/03/2022**

Building name / No. **Wing A**

Sr. no.	Floor / Wing	Flat no.	Unit Carpet Area (Sq. Meter)	Sold/ Booked	Registration date of Sub-registrar
a	b	c	d	e	f
1	1	A101	102.20	Sold	Dec 21, 2016
2	1	B104	53.76	Booked	Unregistered
3	1	B105	58.22	Sold	Jul 25, 2017
4	1	B106	65.79	Sold	Jul 01, 2016
5	1	B107	57.38	Sold	Feb 20, 2016
6	2	A201	83.21	Sold	May 13, 2016
7	2	A202	83.08	Sold	Feb 20, 2016
8	2	B203	65.32	Sold	Apr 29, 2016
9	2	B204	53.76	Sold	Mar 27, 2017
10	2	B205	58.22	Sold	Feb 13, 2017
11	2	B206	65.79	Sold	Feb 09, 2016
12	2	B207	57.38	Sold	Dec 17, 2020
13	3	A301	83.21	Sold	Jan 21, 2016
14	3	A302	83.08	Sold	Aug 20, 2018
15	3	B303	65.32	Booked	Unregistered
16	3	B304	53.76	Sold	Jul 18, 2016
17	3	B305	58.22	Sold	Oct 17, 2017
18	3	B306	65.79	Sold	Jul 29, 2010
19	3	B307	57.38	Sold	Mar 30, 2016
20	4	A402	83.08	Sold	Sep 04, 2017
21	4	B403	65.32	Sold	Jun 14, 2016
22	4	B404	53.76	Sold	Nov 18, 2016
23	4	B405	58.22	Sold	Jan 02, 2017
24	4	B406	65.79	Sold	Dec 17, 2017
25	4	B407	57.38	Sold	Jan 17, 2017
26	5	A502	83.08	Sold	Feb 12, 2016
27	5	B503	65.32	Sold	Dec 02, 2017
28	5	B504	53.76	Sold	Jun 21, 2017

Sr. no.	Floor / Wing	Flat no.	Unit Carpet Area (Sq. Meter)	Sold/ Booked	Registration date of Sub-registrar
29	5	B505	58.22	Sold	Sep 29, 2016
30	5	B506	65.79	Sold	Oct 05, 2016
31	5	B507	57.38	Sold	Mar 18, 2017
32	6	A601	83.21	Sold	Feb 12, 2016
33	6	A602	83.08	Sold	Feb 22, 2016
34	6	B603	65.32	Sold	Jan 21, 2016
35	6	B604	53.76	Sold	Nov 18, 2017
36	6	B605	58.22	Sold	Feb 09, 2016
37	6	B606	65.79	Sold	Jan 15, 2016
38	6	B607	57.38	Sold	Apr 16, 2016
39	7	A702	83.08	Sold	Jun 28, 2017
40	7	B703	65.32	Sold	Aug 13, 2021
41	7	B704	53.76	Sold	May 31, 2019
42	7	B705	58.22	Sold	May 20, 2016
43	7	B706	65.79	Sold	Jan 15, 2016
44	7	B707	57.38	Sold	May 26, 2016
45	8	A801	102.20	Sold	Apr 07, 2016
46	8	B804	53.76	Sold	Mar 16, 2016
47	8	B805	58.22	Sold	Jan 28, 2022
48	8	B806	65.79	Sold	Dec 15, 2018
49	9	A902	83.08	Sold	Oct 27, 2017
50	9	B903	65.32	Sold	Jul 07, 2016
51	9	B904	53.76	Sold	Jan 28, 2019
52	9	B905	58.22	Sold	Mar 03, 2017
53	9	B906	65.79	Sold	Sep 26, 2016
54	9	B907	57.38	Sold	Feb 12, 2016
55	10	A1001	83.21	Sold	May 13, 2016
56	10	A1002	83.08	Sold	Jun 16, 2016
57	10	B1003	65.32	Sold	Unregistered
58	10	B1004	53.76	Sold	Nov 15, 2017
59	10	B1005	58.22	Sold	Aug 19, 2016
60	10	B1006	65.79	Sold	Jan 23, 2017
61	10	B1007	57.38	Sold	Dec 16, 2020
62	11	A1101	83.21	Sold	Oct 28, 2016
63	11	A1102	83.08	Sold	Feb 03, 2017
64	11	B1103	65.32	Sold	Mar 28, 2016
65	11	B1104	53.76	Sold	Jan 27, 2016
66	11	B1105	58.22	Sold	Aug 21, 2019
67	11	B1106	65.79	Sold	Dec 03, 2019

Sr. no.	Floor / Wing	Flat no.	Unit Carpet Area (Sq. Meter)	Sold/ Booked	Registration date of Sub-registrar
68	11	B1107	57.38	Sold	Mar 02, 2019
69	12	A1201	83.21	Sold	Mar 16, 2016
70	12	B1203	65.32	Sold	Jan 14, 2016
71	12	B1204	53.76	Sold	Mar 28, 2016
72	12	B1205	58.22	Sold	Dec 03, 2020
73	12	B1207	57.38	Sold	Jul 20, 2018
74	12	A1202	83.08	Sold	Oct 20, 2021
75	12	B1206	65.79	Sold	Jan 28, 2022
76	13	A1302	83.08	Sold	Aug 09, 2017
77	13	B1303	65.32	Sold	Feb 09, 2016
78	13	B1304	53.76	Sold	Dec 28, 2017
79	13	B1305	58.22	Sold	Apr 02, 2019
80	13	B1306	65.79	Sold	Feb 14, 2017
81	13	B1307	57.38	Sold	Sep 16, 2017
82	14	A1401	83.21	Sold	Apr 20, 2021
83	14	B1403	65.32	Sold	Mar 27, 2017
84	14	B1404	53.76	Sold	Jun 30, 2017
85	14	B1405	58.22	Sold	Feb 02, 2016
86	14	B1406	65.79	Sold	Oct 11, 2017
87	14	B1407	57.38	Sold	Sep 27, 2017
88	15	A1501	102.20	Sold	Oct 31, 2017
89	15	B1504	53.76	Sold	Mar 11, 2016
90	15	B1505	58.22	Sold	Jan 19, 2018
91	15	B1506	65.79	Sold	Jul 13, 2018
92	15	B1507	57.38	Sold	Aug 08, 2018
93	16	A1602	83.08	Sold	Jan 16, 2016
94	16	B1603	65.32	Sold	Sep 12, 2016
95	16	B1604	53.76	Sold	Sep 01, 2017
96	16	B1605	58.22	Sold	Jul 05, 2016
97	16	B1606	65.79	Sold	Aug 20, 2016
98	16	B1607	57.38	Sold	May 13, 2016
99	17	A1701	83.21	Sold	Mar 05, 2016
100	17	A1702	83.08	Sold	Jan 16, 2019
101	17	B1703	65.32	Sold	Jul 28, 2016
102	17	B1704	53.76	Sold	May 29, 2019
103	17	B1705	58.22	Sold	Feb 16, 2017
104	17	B1706	65.79	Sold	Mar 19, 2021
105	17	B1707	57.38	Sold	Jul 30, 2018
106	18	A1801	83.21	Sold	Aug 09, 2019

Sr. no.	Floor / Wing	Flat no.	Unit Carpet Area (Sq. Meter)	Sold/ Booked	Registration date of Sub-registrar
107	18	A1802	83.08	Sold	May 15, 2019
108	18	B1803	65.32	Sold	Sep 11, 2017
109	18	B1804	53.76	Sold	Jun 14, 2018
110	18	B1805	58.22	Sold	Apr 23, 2019
111	18	B1806	65.79	Sold	Jan 28, 2016
112	18	B1807	57.38	Sold	Jan 28, 2016
113	19	A1901	83.21	Sold	Mar 25, 2021
114	19	A1902	83.08	Sold	Aug 23, 2018
115	19	B1903	65.32	Sold	Sep 06, 2018
116	19	B1904	53.76	Sold	May 30, 2016
117	19	B1905	58.22	Sold	Mar 25, 2019
118	19	B1906	65.79	Sold	Jun 28, 2017
119	19	B1907	57.38	Sold	Jul 30, 2018
120	20	A2001	83.21	Sold	Nov 18, 2016
121	20	A2002	83.08	Sold	Jul 10, 2018
122	20	B2003	65.32	Sold	Dec 31, 2020
123	20	B2004	53.76	Sold	Nov 23, 2017
124	20	B2005	58.22	Sold	Oct 28, 2016
125	20	B2006	65.79	Sold	Dec 19, 2016
126	20	B2007	57.38	Sold	Oct 05, 2019
127	21	A2101	83.21	Sold	Feb 27, 2019
128	21	A2102	83.08	Sold	Jan 18, 2016
129	21	B2103	65.32	Sold	Aug 04, 2018
130	21	B2104	53.76	Sold	Sep 06, 2017
131	21	B2105	58.22	Sold	Apr 20, 2018
132	21	B2106	65.79	Sold	Apr 20, 2018
133	21	B2107	57.38	Sold	Jan 07, 2019
134	22	A2201	102.20	Sold	Dec 23, 2016
135	22	B2204	53.76	Sold	Jul 07, 2018
136	22	B2205	58.22	Sold	Dec 03, 2018
137	22	B2206	65.79	Sold	Apr 20, 2018
138	22	B2207	57.38	Sold	Jul 24, 2019
139	23	A2301	83.21	Sold	Jan 24, 2019
140	23	A2302	83.08	Sold	Jan 11, 2017
141	23	B2303	65.32	Sold	Jan 31, 2017
142	23	B2304	53.76	Sold	Apr 21, 2018
143	23	B2305	58.22	Sold	Feb 22, 2021
144	23	B2306	65.79	Sold	Aug 04, 2018
145	23	B2307	57.38	Sold	Aug 24, 2018

Sr. no.	Floor / Wing	Flat no.	Unit Carpet Area (Sq. Meter)	Sold/ Booked	Registration date of Sub-registrar
146	24	A2401	83.21	Sold	Apr 06, 2021
147	24	A2402	83.08	Sold	Apr 16, 2018
148	24	B2403	65.32	Sold	Apr 15, 2017
149	24	B2404	53.76	Sold	Apr 15, 2017
150	24	B2405	58.22	Sold	Jul 19, 2019
151	24	B2406	65.79	Sold	Apr 27, 2018
152	25	A2501	83.21	Sold	Feb 14, 2018
153	25	A2502	83.08	Sold	Feb 14, 2018
154	25	B2503	65.32	Sold	Jul 20, 2018
155	25	B2504	53.76	Sold	Apr 10, 2019
156	25	B2505	58.22	Sold	Mar 16, 2019
157	25	B2506	65.79	Sold	Jul 14, 2017
158	25	B2507	57.38	Sold	May 07, 2019
159	26	A2601	83.21	Sold	Nov 19, 2020
160	26	A2602	83.08	Sold	Apr 23, 2019
161	26	B2603	65.32	Sold	Jan 23, 2018
162	26	B2604	53.76	Sold	Jun 01, 2019
163	26	B2605	58.22	Sold	Mar 25, 2019
164	26	B2606	65.79	Sold	May 04, 2019
165	26	B2607	57.38	Sold	Mar 16, 2019
166	27	A2701	83.21	Sold	Aug 27, 2018
167	27	A2702	83.08	Sold	Aug 27, 2018
168	27	B2703	65.32	Sold	Jul 20, 2018
169	27	B2704	53.76	Booked	Unregistered
170	27	B2705	58.22	Sold	Mar 16, 2019
171	27	B2706	65.79	Sold	Aug 31, 2018
172	28	A2801	83.21	Sold	May 09, 2019
173	28	A2802	83.08	Sold	Sep 07, 2018
174	28	B2803	65.32	Sold	Apr 25, 2018
175	28	B2804	53.76	Sold	Jun 28, 2019
176	28	B2805	58.22	Sold	Dec 31, 2020
177	28	B2806	65.79	Sold	Sep 04, 2018
178	28	B2807	57.38	Sold	Apr 23, 2019
179	29	B2905	58.22	Sold	Mar 22, 2019
180	29	B2906	65.79	Sold	May 10, 2019
181	29	B2907	57.38	Sold	Jul 18, 2018
182	30	B3003	65.32	Sold	Apr 02, 2019
183	31	B3103	65.32	Sold	Dec 16, 2016

Building name / No. **Wing B**

Sr. no.	Floor / Wing	Flat no.	Unit Carpet Area (Sq. Meter)	Sold/ Booked	Registration date of Sub-registrar
a	b	c	d	e	f
1	1	A101	102.20	Sold	Apr 27, 2017
2	1	B104	53.76	Sold	Sep 12, 2016
3	1	B105	58.50	Sold	Nov 15, 2017
4	1	B106	65.79	Sold	Jul 23, 2018
5	1	B107	57.38	Sold	Oct 13, 2017
6	2	A201	83.21	Sold	Jun 13, 2017
7	2	A202	83.08	Sold	Dec 22, 2017
8	2	B203	65.32	Sold	Nov 13, 2017
9	2	B204	53.76	Sold	Aug 19, 2016
10	2	B205	58.22	Sold	Sep 04, 2017
11	2	B206	65.79	Sold	Dec 03, 2016
12	2	B207	57.38	Sold	Sep 02, 2016
13	3	A301	83.21	Sold	Feb 08, 2017
14	3	A302	83.08	Sold	Apr 21, 2016
15	3	B303	65.32	Sold	Dec 30, 2016
16	3	B304	53.76	Sold	Jun 30, 2017
17	3	B305	58.22	Sold	Jun 29, 2016
18	3	B306	65.79	Sold	Mar 18, 2017
19	3	B307	57.38	Sold	Mar 04, 2017
20	4	A401	83.21	Sold	Jan 12, 2018
21	4	A402	83.08	Sold	Oct 05, 2019
22	4	B403	65.32	Sold	Aug 05, 2016
23	4	B404	53.76	Sold	Jun 28, 2016
24	4	B405	58.22	Sold	Nov 04, 2016
25	4	B406	65.79	Sold	Nov 15, 2017
26	4	B407	57.38	Sold	Dec 08, 2016
27	5	A501	83.21	Sold	Oct 05, 2016
28	5	A502	83.08	Sold	Feb 07, 2019
29	5	B503	65.32	Sold	Jul 01, 2016
30	5	B504	53.76	Sold	Dec 15, 2016
31	5	B505	58.22	Sold	Jul 04, 2017
32	5	B506	65.79	Sold	Dec 22, 2016
33	5	B507	57.38	Sold	Jul 28, 2016
34	6	A601	83.21	Sold	Dec 26, 2017
35	6	A602	83.08	Sold	Jul 18, 2019
36	6	B603	65.32	Sold	Feb 16, 2018
37	6	B604	53.76	Sold	Feb 16, 2018

Sr. no.	Floor / Wing	Flat no.	Unit Carpet Area (Sq. Meter)	Sold/ Booked	Registration date of Sub-registrar
38	6	B605	58.22	Sold	Aug 05, 2016
39	6	B606	65.79	Sold	Oct 28, 2016
40	6	B607	57.38	Sold	Nov 22, 2018
41	7	A701	83.21	Sold	Feb 16, 2019
42	7	A702	83.08	Sold	Aug 09, 2017
43	7	B703	65.32	Sold	Dec 16, 2016
44	7	B704	53.76	Sold	Dec 31, 2016
45	7	B705	58.22	Sold	Oct 17, 2017
46	7	B707	57.38	Sold	Nov 30, 2017
47	8	A801	102.20	Sold	Jun 22, 2017
48	8	B804	53.76	Sold	Sep 02, 2016
49	8	B805	58.50	Sold	Dec 15, 2016
50	8	B806	65.79	Sold	Jul 28, 2016
51	8	B807	57.38	Sold	Dec 27, 2016
52	9	A901	83.21	Booked	Unregistered
53	9	A902	83.08	Sold	Dec 22, 2017
54	9	B903	65.32	Sold	Oct 24, 2017
55	9	B904	53.76	Sold	Oct 24, 2017
56	9	B905	58.22	Sold	Apr 15, 2019
57	9	B906	65.79	Sold	Dec 26, 2016
58	9	B907	57.38	Sold	Oct 07, 2017
59	10	A1002	83.08	Sold	Oct 04, 2017
60	10	B1003	65.32	Sold	Oct 04, 2017
61	10	B1004	53.76	Sold	Jul 30, 2021
62	10	B1005	58.22	Sold	Jul 02, 2018
63	10	B1006	65.79	Sold	Jun 15, 2017
64	10	B1007	57.38	Sold	Jun 15, 2017
65	11	A1101	83.21	Sold	May 25, 2021
66	11	B1103	65.32	Sold	Nov 02, 2017
67	11	B1104	53.76	Sold	Feb 23, 2018
68	11	B1105	58.22	Sold	Mar 19, 2018
69	11	B1106	65.79	Sold	Jan 13, 2017
70	11	B1107	57.38	Sold	Jan 21, 2017
71	12	A1201	83.21	Sold	Jun 26, 2019
72	12	A1202	83.08	Sold	May 17, 2019
73	12	B1203	65.32	Sold	Nov 17, 2017
74	12	B1204	53.76	Sold	Jan 09, 2018
75	12	B1205	58.22	Sold	Oct 12, 2017
76	12	B1206	65.79	Sold	Jul 20, 2016

Sr. no.	Floor / Wing	Flat no.	Unit Carpet Area (Sq. Meter)	Sold/ Booked	Registration date of Sub-registrar
77	12	B1207	57.38	Sold	Nov 30, 2017
78	13	A1301	83.21	Sold	Dec 23, 2020
79	13	B1303	65.32	Sold	Mar 14, 2018
80	13	B1304	53.76	Sold	Nov 30, 2019
81	13	B1305	58.22	Sold	May 09, 2019
82	13	B1306	65.79	Sold	Mar 30, 2017
83	13	B1307	57.38	Sold	Dec 08, 2016
84	14	A1401	83.21	Sold	Nov 30, 2017
85	14	A1402	83.08	Sold	Dec 08, 2017
86	14	B1403	65.32	Sold	May 31, 2018
87	14	B1404	53.76	Sold	Sep 27, 2017
88	14	B1406	65.79	Sold	Feb 10, 2017
89	14	B1407	57.38	Sold	Dec 01, 2016
90	15	A1501	102.20	Sold	Aug 28, 2017
91	15	B1504	53.76	Sold	Jan 12, 2018
92	15	B1506	65.79	Sold	Jul 13, 2016
93	15	B1507	57.38	Sold	Oct 31, 2017
94	16	A1601	83.21	Sold	Apr 20, 2019
95	16	A1602	83.08	Sold	Mar 09, 2021
96	16	B1603	65.32	Sold	Mar 31, 2018
97	16	B1604	53.76	Sold	Aug 23, 2018
98	16	B1605	58.22	Sold	Feb 15, 2019
99	16	B1606	65.79	Sold	Jan 20, 2017
100	16	B1607	57.38	Sold	Mar 20, 2019
101	17	A1701	83.21	Sold	Oct 22, 2019
102	17	A1702	83.08	Sold	Jun 10, 2019
103	17	B1703	65.32	Sold	Mar 02, 2019
104	17	B1705	58.22	Sold	Apr 11, 2019
105	17	B1706	65.79	Sold	Mar 13, 2020
106	17	B1707	57.38	Booked	0
107	18	A1801	83.21	Sold	Jun 01, 2019
108	18	A1802	83.08	Sold	Mar 11, 2019
109	18	B1803	65.32	Sold	Jul 19, 2019
110	18	B1804	53.76	Sold	Apr 24, 2018
111	18	B1805	58.22	Sold	Sep 22, 2020
112	18	B1806	65.79	Sold	Oct 30, 2018
113	18	B1807	57.38	Sold	Oct 27, 2017
114	19	A1901	83.21	Sold	May 09, 2019
115	19	A1902	83.08	Sold	May 09, 2019

Sr. no.	Floor / Wing	Flat no.	Unit Carpet Area (Sq. Meter)	Sold/ Booked	Registration date of Sub-registrar
116	19	B1903	65.32	Sold	Dec 01, 2020
117	19	B1904	53.76	Sold	Jan 11, 2019
118	19	B1905	58.22	Sold	Oct 11, 2017
119	19	B1906	65.79	Sold	Oct 30, 2018
120	19	B1907	57.38	Sold	Mar 30, 2019
121	20	A2001	83.21	Sold	Nov 20, 2019
122	20	A2002	83.08	Sold	Jul 31, 2018
123	20	B2003	65.32	Sold	Jan 23, 2018
124	20	B2004	53.76	Sold	May 29, 2018
125	20	B2005	58.22	Sold	Mar 02, 2019
126	20	B2006	65.79	Sold	Aug 01, 2018
127	20	B2007	57.38	Sold	Jun 28, 2017
128	21	A2101	83.21	Sold	Aug 04, 2018
129	21	A2102	83.08	Sold	Jun 01, 2019
130	21	B2103	65.32	Sold	Jan 13, 2017
131	21	B2104	53.76	Sold	Oct 31, 2018
132	21	B2105	58.22	Sold	Jul 21, 2020
133	21	B2106	65.79	Sold	Aug 23, 2018
134	21	B2107	57.38	Sold	Dec 26, 2019
135	22	A2201	102.20	Sold	Aug 30, 2018
136	22	B2204	53.76	Sold	Jul 07, 2018
137	22	B2205	58.50	Sold	Jun 06, 2018
138	22	B2207	57.38	Sold	Jun 22, 2017
139	23	A2301	83.21	Sold	Feb 03, 2017
140	23	A2302	83.08	Sold	May 22, 2018
141	23	B2303	65.32	Sold	May 16, 2017
142	23	B2304	53.76	Sold	Jun 14, 2018
143	23	B2305	58.22	Sold	May 17, 2018
144	23	B2306	65.79	Sold	Mar 23, 2017
145	23	B2307	57.38	Sold	Sep 16, 2017
146	24	B2407	57.38	Sold	Dec 28, 2017
147	24	A2401	83.21	Sold	Jul 18, 2018
148	24	A2402	83.08	Sold	May 23, 2018
149	24	B2403	65.32	Sold	Nov 17, 2018
150	24	B2404	53.76	Sold	Jun 14, 2018
151	24	B2405	58.22	Sold	Jun 20, 2017
152	24	B2406	65.79	Sold	Apr 13, 2018
153	25	A2501	83.21	Sold	Mar 31, 2018
154	25	A2502	83.08	Sold	Jun 01, 2019

Sr. no.	Floor / Wing	Flat no.	Unit Carpet Area (Sq. Meter)	Sold/ Booked	Registration date of Sub-registrar
155	25	B2503	65.32	Sold	May 04, 2019
156	25	B2506	65.79	Sold	Jul 31, 2018
157	26	A2601	83.21	Sold	Aug 10, 2018
158	26	A2602	83.08	Sold	Aug 10, 2018
159	26	B2603	65.32	Sold	Feb 15, 2019
160	26	B2604	53.76	Sold	Aug 14, 2019
161	26	B2605	58.22	Sold	May 17, 2019
162	26	B2606	65.79	Sold	Oct 12, 2017
163	26	B2607	57.38	Sold	Feb 15, 2022
164	27	A2701	83.21	Sold	Aug 24, 2017
165	27	A2702	83.08	Sold	Aug 24, 2017
166	27	B2703	65.32	Sold	Apr 12, 2019
167	27	B2704	53.76	Sold	Dec 09, 2019
168	27	B2706	65.79	Sold	Aug 30, 2018
169	27	B2707	57.38	Sold	Aug 30, 2018
170	28	A2801	83.21	Sold	Mar 14, 2018
171	28	A2802	83.08	Sold	Jul 26, 2018
172	28	B2803	65.32	Sold	Jul 26, 2018
173	28	B2804	53.76	Sold	Aug 04, 2018
174	28	B2805	58.22	Sold	May 17, 2019
175	28	B2806	65.79	Sold	Apr 27, 2021
176	28	B2807	57.38	Sold	May 20, 2019
177	29	A2901	102.20	Sold	Mar 15, 2019
178	29	B2904	53.76	Sold	Dec 14, 2020
179	29	B2905	58.50	Sold	May 04, 2019
180	29	B2906	65.79	Sold	Jul 07, 2018
181	29	B2907	57.38	Sold	Jul 07, 2018

Note: This information has been tallied and confirmed from details submitted in Annexure "A" of Form 3 issued by Chartered Accountant.

M/s. **Skystar Buildcon Pvt. Ltd.**

Date:- 28/04/2022

Place:- Mumbai

Authorized Signatory

Skystar Buildcon Pvt. Ltd. Mumbai