FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO. U70109BR2021PTC054969	Name of Firm	GENX BUILDCON PRIVATE LIMITED
Firm Address :	602, 6th Floor, GENX ICON, MANGALAM COLONY MORE, NEAR RPS MORE, BAILEY ROAD, PATNA		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP85440-1/96/R-1742/2024	Name of Project/Phase of Registered Project	GENX BUDDHA
Name of Promoter	GENX BUILDCON PRIVATE LIMITED	Project Address	GAYA-BODH GAYA ROAD, HARIO NEAR AIMS, GAYA , MAUJA - HARIO PLOT NO -152 DISTRICT – GAYA
Name of Co-promoter	N/A		
Project Registration is valid up to	26-01-2029		
Starting date of Project or Phase of the Project			
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	26-01-2029		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - FLAT-13	Total Number of Apartments in Landowner's share - FLAT-12, SHOP-01
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.			FLAT-25 SHOP-01	1. Booked / Allotted -NIL 2. Sold-NIL	3. Booked/ Allotted - NIL Sold -NIL
					Percentage of booking 0%	Percentage of booking 0%

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

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

V. 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	N/A			
2.	Fire N.O.C.	STATE FIRRE OFFICER		10.01.2024	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	AIRPORT AUTHORITY		10.10.2023	
5.	Other Approval(s), if any, required for the Project.	N/A			

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____(To beaded for each Building / Wing)

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	0%	
2.	Basements (if any)	15%	
3.	Podiums (if any)		
4.	Plinth	10%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	
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 me be required to complete project	0%	

	as per Specifications in Agreement of Sale. Any other activities		

VII. 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)	Expected Completion date in (dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	10%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	NO	N/A	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	N/A	
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	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

IX.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	ATTACH
	2.	Rear Elevation	ATTACH
	3.	Side Elevation	ATTACH
(B)		Photograph of each floor	

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	333905001899
2.	Estimated Cost of the Project including land cost at the start of the Project	6,70,19,136=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	6,15,32,136=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	NO
5.	Amount received during the Quarter	NIL
6.	Actual Cost Incurred during the Quarter	NIL
7.	Net amount at end of the Quarter	NIL
8.	Total expenditure on Project till date	NIL
9.	Cumulative fund collected till the end of Quarter in question	NIL
10.	Cumulative expenditure done till the end of Quarter in question	NIL

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII.	MISCELLANEOUS	
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO

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.

GENX BUILDCON PVT. LTD.

Kunal Kumar

DIRECTOR

Signature of Promoter

Name: KUNAL KUMAR

Date: 14/04/2025







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 31/03/2025

To,

GENX BUILDCON PVT LTD

602, 6TH FLOOR, GENX ICON, MANGALAM COLONY MORE,
NEAR RPS MORE, BAILEY ROAD, PATNA 801503

Subject: Certificate of Percentage of Completion of Construction Work of 5% No. of Building(s)/ One Wing(s) of the One Phase of the Project [**BRERAP85440-1/96/R-1742/2024**] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No 152 demarcated by its boundaries (latitudeand longitude of the end points) NIZ PLOT to the North Survey 12 FEET WIDE ROAD to the South NIZPLOT to the GAYA DOBHI MAIN ROAD to the West of Division Gaya village Hario Block Sadar Gaya District Gaya PIN 823005 admeasuring 1084.92 sq.mts. area being developed by **GENX BUILDCON PVT LTD**]

Sir,

I/ We Manoj Kumar have undertaken assignment as Architect /Licensed Surveyor

of certifying Percentage of Completion of Construction Work of the 5% Building(s)/ One Wing(s) of the One Phase of the Project, GENX BUDDHA
situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. Plot No 152 of Division Gaya Village Hario Block Sadar Gaya District Gaya PIN 823005 admeasuring 1084.92 sq.mts.area being developed by **GENX BUILDCON PVT LTD**

Following technical professionals are appointed by Owner / Promoter: —

(i) M/s/Shri/Smt. Narsingh Kumar as L.S. / Architect;

(ii) M/s /Shri / Smt. Abhishek Kumar as Structural Consultant

(iii) M/s /Shri / Smt. Krishna Mohan Prasad & Paras Nath Prasad Singh as MEP Consultant

(iv) M/s /Shri / Smt. Jitendra Kumar as Site Supervisor

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 under **BRERAP85440-1/96/R-1742/2024** 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

Building/ Wing number One (to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (26/01/29)
1.	*(if any)	0	
2.	Basements (if any)	15%	
3.	Podiums (if any)	0	
4.	Plinth	10%	
5.	Stilt Floor	0	
6.	Slabs of Super Structure	0	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0	
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0	

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)	Projected date of completion (26/01/29)
1.	Internal Roads &Footpaths	YES	10%	
2.	Water Supply	NO		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	NO		
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	NO		
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	NO		
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	NO		
13.	Electric Meter Room	NO		
14.	Any Other Amenities	NO		

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(Registration No./License No .....)

CHOUDHARY SAH & CO.
CHARTERED ACCOUNTANTS
NALANDA COLONY, EAST OF RMS COLONY, KANKARBAG,
LOHIA NAGAR, PATNA-800020.

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project

Bihar RERA Registration Number BRERAP85440-1/96/R-1742/2024

Sr. No.	Particulars	Amount (₹) Estimated	Incurred
		Estimated	**Incurred**
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.	5,487,000.00	-
	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.		
	(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	**5,487,000.00**	**-**

Sr. No.	Particulars	Amount
ii.	**Development Cost/ Cost of Construction :**	
	a. (i) Estimated Cost of Construction as certified by Engineer.	**67,019,136.00**
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by	

CHOUDHARY SAH & CO.
CHARTERED ACCOUNTANTS
NALANDA COLONY, EAST OF RMS COLONY, KANKARBAG,
LOHIA NAGAR. PATNA-800020.

	the CA.	2,419,408.95
	Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	
	(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 phase of the project registered.	
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	
	c. 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	**67,019,136.00**

2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	72,506,136.00
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	2,419,408.95
4.	Completion of Construction Work (as per Project Architect's Certificate)	5.00%
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	3.34%
6.	Amount Which can be withdrawn from the Designated Account.	2,419,408.95
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	-
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	2,419,408.95

This certificate is being issued for RERA compliance for the Company GEN X Buildcon Private Limited and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For Choudhary Sah & Co
Chartered Accountants

CHOUDHARY SAH & CO. Chartered Accountants

Gopal Kumar
Partner
M No: 524042

CHOUDHARY SAH & CO.
CHARTERED ACCOUNTANTS
NALANDA COLONY, EAST OF RMS COLONY, KANKARBAG,
LOHIA NAGAR. PATNA-800020.

Date: 13.04.2025
Place Patna
UDIN:25524042BMIUHL3860

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount
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)	70,086,727.05
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)	On Going Project
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (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	On Going Project
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	On Going Project
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	On Going Project

This certificate is being issued for RERA compliance for the Company GEN X Buildcon Private Limited and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For Choudhary Sah & Co
Chartered Accountants

CHOUDHARY SAH & CO. Chartered Accountants

Gopal Kumar
Partner
M No: 524042

Date: 13.04.2025
Place Patna
UDIN:25524042BMIUHL3860

FORM No. 2
[See 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 : 31/03/2025

The **GENX BUILDCON PVT LTD.**

602, 6TH FLOOR, GENX ICON, MANGALAM COLONY MORE,
NEAR RPS MORE, BAILEY ROAD, PATNA 801503

Subject: Certificate of Percentage of Completion of Construction Work of 5% No.of Building(s)/ One Wing(s) of the One Phase of the Project [BRERAP85440-1/96/R-1742/2024] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No 152 demarcated by its boundaries (latitudeand longitude of the end points) NIZ PLOT to the North Survey 12 FEET WIDE ROAD to the South NIZPLOT to the GAYA DOBHI MAIN ROAD to the West of Division Gaya village Hario Block Sadar Gaya District Gaya PIN 823005 admeasuring 1084.92 sq.mts. area being developed by GENX BUILDCON PVT LTD

Ref: Bihar RERA Registration Number- BRERAP85440-1/96/R-1742/2024

Sir,

I/We Ravi Kumar Rai have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being Residential Building(s)/ One Wing(s) of the One Phase situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. Plot No 152 of Division Gaya Village Hario Block Sadar Gaya District Gaya PIN 823005 admeasuring 1084.92 sq.mts.area being developed by **GENX BUILDCON PVT LTD**

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

   (i) M/s /Shri/Smt Narsingh Kumar as L.S. / Architect;
   (ii) M/s /Shri/Smt Abhishek Kumar as Structural Consultant
   (iii) M/s /Shri/Smt Krishna Mohan Gopal Prasad & Paras Nath Prasad as MEP Consultant
   (iv) M/s /Shri/Smt Jitendra Kumar as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupancy 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 Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Jitendra Kumar 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.

We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs-6,70,19,136/- (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 Occupancy Certificate/Completion Certificate for the building(s) from the CEO, GAYA PLANNING AREA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

The Estimated Cost Incurred till date is calculated at Rs. 33,50,957/- (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupancy Certificate / Completion Certificate from (planning Authority) is estimated at Rs- 6,36,68,179/- (Total of Table A and B).

3. 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 /Wing bearing Number One or called GENX BUDDHA
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	6,70,19,136/-
2	Cost incurred as on _____ (based on the Estimated cost)	33,50,957/-
3	Work done in Percentage (as Percentage of the estimated cost)	5%
4	Balance Cost to be Incurred (Based on Estimated Cost)	6,36,68,179/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NA

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 _____ date of Registration is	0
2	Cost incurred as on _____ (based on the Estimated cost).	0
3	Work done in Percentage (as Percentage of the estimated cost).	0
4	Balance Cost to be Incurred (Based on Estimated Cost).	0
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	0

Yours Faithfully,

Signature of Engineer.

RAVI KUMAR RAI

(Licence No. Engineer)

Reg. BT-1311360/2013

*** 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