

**FORM-7 [REGULATION-9]**

Quarterly progress report for quarter ending March of 2025 (year)

| <b>I. PARTICULARS OF PROMOTERS</b>                                                                                     |                                                                                         |              |                                              |
|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------|----------------------------------------------|
| Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies | CIN NO.<br>U45200BR2005PTC011789                                                        | Name of Firm | GANDIV BUILDER AND ENGINEERS PRIVATE LIMITED |
| Firm Address :                                                                                                         | PLOT NO-825,BESIDE KOTAK BANK, EXHIBITION 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<br>2. Commercial<br>3. Residential- cum Commercial<br>4. Plotted project |              |                                              |
| No of Project done After Implementation of RERA                                                                        | 1. Residential<br>2. Commercial<br>3. Residential- cum Commercial<br>4. Plotted project |              |                                              |

| <b>II. PARTICULARS OF PROJECT</b>                    |                                              |                                             |                                                                       |
|------------------------------------------------------|----------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------|
| Project Registration Number                          | BRERAP14418-1/123/R-1444/2022                | Name of Project/Phase of Registered Project | MANORAMA RAJMANI BUILDING                                             |
| Name of Promoter                                     | GANDIV BUILDER AND ENGINEERS PRIVATE LIMITED | Project Address                             | PILLAR NO--56, MAUZA- SALEMPUR DUMRA, RAJA BAZAR , BAILEY ROAD, PATNA |
| Name of Co-promoter                                  | N/A                                          |                                             |                                                                       |
| Project Registration is valid up to                  | 15/06/2026                                   |                                             |                                                                       |
| Starting date of Project or Phase of the Project     | 27/07/2022                                   |                                             |                                                                       |
| Type of Project or Phase of the Project              | Commercial                                   |                                             |                                                                       |
| Period of validity of map by the Competent Authority | 3 YEARS                                      |                                             |                                                                       |

**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 - | Total Number of Apartments in Landowner's share - |
|------------------------|----------------|--|-------------|---------------------------------------|--------------------------------------------------|---------------------------------------------------|
|                        | 1. 1 BHK       |  | 13485       |                                       | 1. Booked / Allotted -                           | 3. Booked/ Allotted-                              |
|                        | 2. 2 BHK, -    |  |             |                                       | 2. Sold-                                         | Sold -                                            |
|                        | 3. 3 BHK       |  |             |                                       |                                                  |                                                   |
|                        | 4. Shop        |  |             |                                       |                                                  |                                                   |
|                        | 5. Bungalow    |  |             |                                       |                                                  |                                                   |
|                        | 6. Plot etc.   |  |             |                                       |                                                  |                                                   |

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       | - |
|                         |                                    | 2. Sold                  | - |

**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.                                             |                   |              |               |                          |
| 3.     | Water Supply Permission                                 | N/A               |              |               |                          |
| 4.     | NOC from Airport Authority of India                     | N/A               |              |               |                          |
| 5.     | Other Approval(s), if any, required for the Project.    | N/A               |              |               |                          |

**VI. CONSTRUCTION PROGRESS OF THE PROJECT**

1. Plan Case No. P/SALEMPUR DUMRA-PCN-B2+G+4/113/20217

| S. No.<br>(1) | Tasks/Activity (2)                                                                                                                                                                                                                                                                                                                                   | Percentage of<br>Actual Work<br>Done<br>(As on date of<br>the Certificate)<br>(3) | Expected<br>Completion<br>date in<br>(dd/mm/yyyy)<br>Format |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------|
| 1.            | Excavation (if any)                                                                                                                                                                                                                                                                                                                                  | 100%                                                                              |                                                             |
| 2.            | Basements (if any)                                                                                                                                                                                                                                                                                                                                   | 100%                                                                              |                                                             |
| 3.            | Podiums (if any)                                                                                                                                                                                                                                                                                                                                     | NO                                                                                |                                                             |
| 4.            | Plinth                                                                                                                                                                                                                                                                                                                                               | NO                                                                                |                                                             |
| 5.            | Stilt Floor                                                                                                                                                                                                                                                                                                                                          | NO                                                                                |                                                             |
| 6.            | Slabs of Super Structure                                                                                                                                                                                                                                                                                                                             | 4 Slab Completed                                                                  |                                                             |
| 7.            | Internal walls,<br>Internal Plaster,<br>Floorings,<br>Doors and Windows within Flats<br>/Premises.                                                                                                                                                                                                                                                   | 100%<br>100%<br>100%<br>95%                                                       |                                                             |
| 8.            | Sanitary Fittings within the<br>Flat/Premises,<br>Electrical Fittings within the<br>Flat/Premises                                                                                                                                                                                                                                                    | 100%<br>100%                                                                      |                                                             |
| 9.            | Staircases,<br>Lifts Wells and Lobbies at each<br>Floor level,<br>Overhead and Underground<br>Water Tanks.                                                                                                                                                                                                                                           | 100%<br>100%<br>100%                                                              |                                                             |
| 10.           | External plumbing and<br>external plaster,<br>elevation,<br>completion of terraces with<br>waterproofing of the<br>Building/Wing.                                                                                                                                                                                                                    | 100%<br>100%<br>100%<br>100%                                                      |                                                             |
| 11.           | Installation of Lifts,<br>water pumps,<br>Fire Fighting Fittings and<br>Equipment as per CFO NOC,<br>Electrical fittings, Mechanical<br>Equipment, compliance to<br>conditions of environment/CRZ<br>NOC,<br>Finishing to entrance lobby/s,<br>plinth protection,<br>paving of areas<br>appurtenant to Building/Wing,<br>Compound Wall and all other | 100%<br>100%<br>100%<br>100%                                                      |                                                             |

|  |                                                                                                                                   |  |  |
|--|-----------------------------------------------------------------------------------------------------------------------------------|--|--|
|  | <p>requirements as me be required to complete project as per Specifications in Agreement of Sale.</p> <p>Any other activities</p> |  |  |
|--|-----------------------------------------------------------------------------------------------------------------------------------|--|--|

**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/yy y) Format |
|--------|----------------------------------------------------|-------------------|----------------------------------------------------------------|-------------------------------------------------|
| (1)    | (2)                                                | (3)               | (4)                                                            | (5)                                             |
| 1.     | Internal Roads & Footpaths                         | YES               | 100%                                                           |                                                 |
| 2.     | Water Supply                                       | YES               | 100%                                                           |                                                 |
| 3.     | Sewerage (Chamber, Line, Septic Tank, STP)         | YES               | 100%                                                           |                                                 |
| 4.     | Storm Water Drains                                 | YES               | 100%                                                           |                                                 |
| 5.     | Landscaping & Tree Planting                        | YES               | 100%                                                           |                                                 |
| 6.     | Street Lighting                                    | YES               | 100%                                                           |                                                 |
| 7.     | Community Buildings                                |                   |                                                                |                                                 |
| 8.     | Treatment and Disposal of Sewage and Sullage Water | YES               | 100%                                                           |                                                 |
| 9.     | Solid Waste Management & Disposal                  | YES               | 100%                                                           |                                                 |
| 10.    | Water Conservation / Rain Water Harvesting         | YES               | 100%                                                           |                                                 |
| 11.    | Energy Management                                  | YES               | 100%                                                           |                                                 |

|     |                                                       |     |      |  |
|-----|-------------------------------------------------------|-----|------|--|
| 12. | Fire Protection and Fire Safety Requirements          | YES | 100% |  |
| 13. | Closed Parking                                        | YES | 100% |  |
| 14. | Open Parking                                          | YES | 100% |  |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station |     |      |  |
| 16. | Others (Option to Add More)                           |     |      |  |

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

|    |                                          | PROPOSED<br>YES/NO. | PERCENT AGE OF<br>ACTUAL WORK<br>DONE (As<br>on date of<br>certificate) | Expected<br>Completion<br>date in<br>(dd/mm/yy)<br>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.<br>(1)                        | Particulars<br>(2)                                                                          | Amount (In Rs.)<br>(3) |
| 1.                                   | Project Account No.                                                                         | 3869002100012396       |
| 2.                                   | Estimated Cost of the Project including land cost at the start of the Project               | 2,67,00,000=00         |
| 3.                                   | Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost) | 1,70,00,000=00         |
| 4.                                   | Any Variation in Development Cost which is declared at the start of the Project .           | N/A                    |
| 5.                                   | Amount received during the Quarter                                                          | 2,61,88,500=00         |
| 6.                                   | Actual Cost Incurred during the Quarter                                                     | 36,16,866=00           |
| 7.                                   | Net amount at end of the Quarter                                                            |                        |
| 8.                                   | Total expenditure on Project till date                                                      | 3,45,12,216=00         |
| 9.                                   | Cumulative fund collected till the end of Quarter in question                               | 2,61,88,500=00         |
| 10.                                  | Cumulative expenditure done till the end of Quarter in question                             | 3,45,12,216=00         |

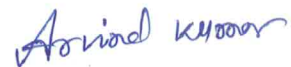
|                                                         |
|---------------------------------------------------------|
| <b>XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED</b> |
|                                                         |
|                                                         |

|                                                                            |                                                                                        |     |
|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-----|
| <b>XII. MISCELLANEOUS</b>                                                  |                                                                                        |     |
| <b>A</b>                                                                   | List of Legal Cases (if any) – On Project / Promoter                                   |     |
| 1.                                                                         | Case No.                                                                               | NO  |
| 2.                                                                         | Name of Parties                                                                        | NO  |
| 3.                                                                         | No of Execution Cases against this project<br>Case No.<br>Name of Parties              | NO  |
| 4.                                                                         | No of Suo - Moto cases against this project<br>Case No.<br>Name of Parties             | NO  |
| 5.                                                                         | No of Certificate cases /PDR cases against this project<br>Case No.<br>Name of Parties | NO  |
| <b>B</b>                                                                   | Sale/Agreement for Sale during the Quarter                                             |     |
| 1.                                                                         | Sale Deed                                                                              | NIL |
| 2.                                                                         | Agreement for Sale                                                                     | NIL |
| 3.                                                                         | No. of possessions given to allottees                                                  | NIL |
| <b>XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART</b>                 |                                                                                        |     |
| Weather the project in progress is as per time schedule or lagging behind? |                                                                                        |     |

|                                                                                                                   |                                                                        |                                                                              |
|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <b>XIV UNITS ALLOCATION DETAILS</b>                                                                               |                                                                        |                                                                              |
| Total Number of sanctioned apartments<br>1 BHK-<br>2 BHK -<br>3 BHK-<br>4 BHK-<br>Shop-<br>Bungalow -<br>Plot etc | Details of allotment made so far with Flat number/ Bungalow - Plot etc | Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc |
| <b>XV. BROCHURE /Prospectus</b>                                                                                   |                                                                        |                                                                              |

**XVI Grievance Redressal Officer****Name :** ARVIND KUMAR**Contact No :** 9771497909**Email id :** gandiv.cons@gmail.com**Address :** PLOT NO-825,BESIDE KOTAK BANK, EXHIBITION ROAD, PATNA**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

Name: Arvind Kumar

Date: 24/4/25



**Nitish Kumar**

Chartered Accountants

302, Mitu Palace, Kanti Factory Road

Kankarbagh

Patna-800026

M.No. 7677585021

E-Mail: nitishjha2711@gmail.com

CA verification report

To,  
Gandiv Builder & Engineers Private Ltd.  
Exhibition Road, Patna, Bihar

**Subject:** Report on Statement of Accounts on project fund utilization by **Gandiv Builder and Engineers Pvt. Ltd.**; Project name - "**MANORMA RAJMANI BUILDING**" for the period from **1<sup>st</sup> April, 2024 to 31<sup>st</sup> March, 2025** with respect to Bihar RERA Application/ Registration No.: BRERAP14418-1/123/R-1444/2022.

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) 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> March, 2025** and hereby certify that:
  - a. M/s **Gandiv Builder and Engineers Pvt. Ltd.** (Promoter) have completed 85% (proportion of cost incurred till date and estimated cost of the project as provided by the promoter management) work of the project titled "**MANORMA RAJMANI BUILDING**" Bihar RERA Registration No.- BRERAP14418-1/123/R-1444/2022 Pillar no. 56, Mauza – Salempur Dumra, Raja Bazar Baily Road, Patna (Khesra/ Plot No.1054, 1055, 1056, Khata No. 151,248, 262, Thana No-10 Mauza – Salempur Dumra) Subdivision / District : Patna
  - b. Net Amount collected during the year for this project is **Rs. NIL** and total amounts collected till date (towards sale of 2 units in March-2024) is **Rs. 2,61,88,500.00** (Including GST).
  - c. Amount debited during this Year ended 31-03-2025 for this project is Rs. 36,16,866/- and the total amount debited for this project till 31-03-2025 is Rs. 3,45,12,216/- (amount of Project WIP as on 31-03-2025).
4. We certify that **Gandiv Builder and Engineers Pvt. Ltd.** has Not collected any amounts for the Project- "**MANORMA RAJMANI BUILDING**", except as given in Para-3(b) above, and funds for the completion of the project till now are from their Own Internal sources/Sale Receipts reported in Para-3(b) above.
5. This Certificate is being issued based entirely on the figures and details as per the details, statements and records of the Company for the FY 2024 – 2025 and related explanations and the estimates, etc. as provided by the management of the Company (promoter herein).

For, Nitish Kumar  
Chartered Accountants

CA Nitish Kumar

M.No. 447490

UDIN: 25447490BMLYVR1228

