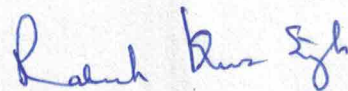


Quarterly progress report for quarter ending **March** of 2025(year)**I. PARTICULARS OF PROMOTERS**

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U70100BR2003PTC10129	Name of Firm	ORB DEVELOPER PRIVATE LIMITED
Firm Address :	House no 96, Gandhi Nagar, Boring Road, Patna		
Total Experience of promoter in Real Estate sector	20 years		
Total Experience in Real Estate after Implementation of RERA	6 years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	9	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	2	

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP15647-2/159/R-1462/2022	Name of Project/Phase of Registered Project	SHREE GANESH LATA TOWER
Name of Promoter	ORB Developer Pvt. Ltd	Project Address	Patel Nagar, Patna
Name of Co-promoter			
Project Registration is valid up to	15/08/2027		
Starting date of Project or Phase of the Project	08/09/2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority			



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 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	16	15066.40	16	1. Booked / Allotted - 8 2. Sold- 0	3. Booked/ Allotted- 0 Sold - 0
					Percentage of booking 100%	Percentage of booking - 0%

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	8
1	16	2. Sold	0

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				
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				



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/yyyy) Format
1.	Excavation (if any)	100%	Completed
2.	Basements (if any)	NIL	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	Completed
5.	Stilt Floor	Completed	Completed
6.	Slabs of Super Structure	All Slab Work Completed(100%)	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal Plaster Completed Outer Partially Completed (100%)	Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Completed(100%)	Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Completed(98%)	30/04/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Completed(98%)	30/04/2025
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	Completed(98%)	15/04/2025

Rakish Kumar Singh

requirements as me be required to complete project as per Specifications in Agreement of Sale.	NO	
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	Completed (98%)	30/04/2025
2.	Water Supply	YES	Completed (100%)	Self Boring (100%)
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	Completed (98%)	15/05/2025
4.	Storm Water Drains	YES	Completed (100%)	Completed
5.	Landscaping & Tree Planting	YES	Completed (96%)	30/04/2025
6.	Street Lighting	N/A		
7.	Community Buildings	N/A		
8.	Treatment and Disposal of Sewage and Sullage Water	N/A		
9.	Solid Waste Management & Disposal	YES	Completed (96%)	30/04/2025
10.	Water Conservation / Rain Water Harvesting	YES	Completed (96%)	30/04/2025
11.	Energy Management	N/A		

Rohit Kumar Singh

12.	Fire Protection and Fire Safety Requirements	N/A		
13.	Closed Parking	YES	Completed (96%)	30/04/2025
14.	Open Parking	N/A		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	Completed(96%)	30/04/2025
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			

Rakul K Singh

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

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	512001010036706
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 5,38,00,000.00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs. 2,72,00,000.00
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter(Excluding GST)	Rs 33,27,885.73
6.	Actual Cost Incurred during the Quarter(RERA)	Rs. 51,07,741.00
7.	Net amount at end of the Quarter(RERA)	Rs. 6,07,481.36
8.	Total expenditure on Project till 31/03/2025	Rs. 2,46,16,554.73
9.	Cumulative fund collected till the end of Quarter in Question)	Rs . 6,66,88,406.64
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 5,05,54,260.13

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	

Rohit Kumar Singh

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

XIV. UNITS ALLOCATION DETAILS		
Total Number of Sanctioned apartments 1 BHK – 2 BHK– 3 BHK –8 4 BHK – Shop – Bungalow – Plot etc	Details of allotment made so far with Flat number/Bungalow-Plot etc Flat 301- 3 BHk Flat 302-3 BHk Flat 303-3 BHk Flat 304-3 BHk Flat 401-3 BHk Flat 402-3 BHk Flat 403-3 BHk Flat 404- 3 BHk	Cancellation of Flat allotment, If any with Flat number/Bungalow-Plot etc.

XV. BROCURE/Prospectus
XVI. Grievance Redressal Officer Name: Contact No: Email id: Address

Rahul Kumar Singh

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: Rakesh Kr. Singh

Date:

Shree Ganesh Lata Tower



ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date-----

To
ORB Developer Private Limited
House no 96, Gandhi Nagar,
Boring Road
Patna -800001.

Subject: Certificate of Percentage of Work executed in the project

having-....1.....No. of Building(s)/-----1-----Wing(s) of the Phase bearing the registration no. [Bihar RERA Registration Number]—**BRERAP15647-2/159/R-1462/2022** and being developed on the plot bearing CS No/Khata No- **417,409**, Keshra/Plot No. -**1317(P), 1318(P)** demarcated by its boundaries (latitude and longitude of the end points) **25.6216 ° N & 85.0993 ° E** of the land **SHREE GANESH LATA TOWER** situated in **Patel Nagar**, Village – **Mainpura**, District : - **Patna** PIN - - **-800001**

Admeasuring : **1489.83 sq.mts.** Area being developed by the promoter [Name] :**ORB Developer Private Limited.**

Sir,

I, We **JAIRAM PRASAD**..... have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the **Shree Ganesh Lata Tower** Building(s)/Wing(s) of the Phase of the Project, Situated on the plot bearing C.S. No./Survey No.Khata no : **417,409** /Plot No. :**1317(P), 1318(P)** of Village : **Mainpura** District : **Patna** ,PIN : **800001** admeasuring : **1489.83 sq.mts.** area being developed by [Promoter's Name: **ORB Developer Private Limited.**

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

- (i) M/s /Shri/Smt.**JAIRAM PRASAD**.....as L.S. / Architect;
- (ii) M/s /Shri/Smt**SHUSHIL KUMAR**as Structural Consultant
- (iii) M/s /Shri/Smt.as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) M/s /Shri/Smt **NASIM ANSARI**.....as Site Supervisor

Based on site Inspection, with respect to reach 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 : **BRERAP15647-2/159/R-1462/2022** 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

Building / Wing Number Building/Wing (to be prepared separately for each of the Project **Shree Ganesh Lata Tower**)

Sr. No	Tasks/Activity	Percentage of Actual work done	Projected Date of Completion(DD/MM/YY YY)
1	Excavation	100%	Completed
2	Number of basement(s) and Plinth	1 100% done	
3	Number of Podiums		
4	Stilt Floor	All Floor Slab Work Completed	Completed
5	Number of Slabs of Super Structure	5	
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	Completed(100%)	Completed
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	Completed(100%)	Completed
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	Completed(98%)	30/04/2025
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Completed(98%)	30/04/2025
10	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 obtain Occupation/Completion Certificate.	Completed(98%)	15/05/2025

TABLE-B

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

Sr.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of actual work done(As on date of Certificate)	Projected Date of Completion(DD/M/YYY)
1	Internal Roads & Foot-Paths	YES	Completed (98%)	30/04/2025
2	Water Supply	YES	Completed (100%)	Self Boring
3	Sewerage (Chamber, lines, Septic Tank, STP)	YES	Completed (90%)	15/05/2025
4	Storm Water Drains	YES	Completed (100%)	Completed
5	Landscaping & Tree Planting.	YES	Completed (98%)	30/04/2025
6	Street Lighting	N/A		
7	Community Buildings	N/A		
8	Treatment and disposal of sewage and Sullage water	N/A		
9	Solid Waste management & Disposal.	YES	Completed (96%)	15/05/2025
10	Water conservation, Rain water harvesting.	YES	Completed (100%)	Completed
11	Energy management	N/A		
12	Fire protection and fire safety requirements	N/A		
13	Electrical meter room, sub-station, receiving station.	YES	Completed(96%)	30/04/2025
14	Others (Option to Add more).			

Yours Faithfully,

Jairam
ARCHITECT
JAIRAM PRASAD
 Urban Development & Housing Dept.
 Govt. of Bihar
 Registration No.-CA/2016/76515

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

(Registration No./license No.....)

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)

To,
ORB Developer Private Limited
House no 96, Gandhi Nagar,
Boring Road
Patna -800001

Date

Subject : Certificate of Cost Incurred for Development of [Project Name :- **SHREE GANESH LATA TOWER** for Construction of building(s) (Bihar RERA Registration Number) **BRERAP15647-2/159/R-1462/2022** situated on the plot bearing C.S.No...../ Khata No . : **417,409** /Survey no.Thana No. **2** ,Tauzi No **5174** /Plot No. **-1317(P) & 1318(P)** demarcated by its boundaries (latitude and longitude of the end points) **25.6216 ° N & 85.0993 ° E, Patel Nagar, Village: Mainpura District : PATNA PIN : 800001** Admeasuring **1489.83 sq.mts.**area being developed by [Promoter] **ORB Developer Private Limited.**

Ref: Bihar RERA Registration Number **BRERAP15647-2/159/R-1462/2022**

Sir,

I, We**SHUSHIL KUMAR**.....have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of **SHREE GANESH LATA TOWER** Building(s) situated on the plot bearing/ CTS No. /Survey No./ Plot No. : **1317(P), 1318(P)** of Village : **Danapur**, District : Patna PIN : **800018** admeasuring : **1600.83sq.mts.** area being developed by **ORB Developer Private Limited.**

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s /Shri/Smt.**JAIRAM PRASAD** as L.S. / Architect;
 - (ii) M/s /Shri/Smt.....**SHUSHIL KUMAR**as Structural Consultant
 - (iii) M/s /Shri/Smt. as MEP Consultant
 - (iv) M/s /Shri/Smt..... **NASIM ANSARI**as Quantity Surveyor*
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 (name of the schedule of Rates) 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 **Nasim Ansari** Quality 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) including the land Cost of the aforesaid project under reference as **Rs 5,38,00,000.00 (Five Crore Thirty Eight 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 **PATNA MUNICIPAL CORPORATION** being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 5,05,54,260.13**(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 Patna Municipal Corporation (planning Authority) is estimated at **Rs.32,45,739.87** (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/Wing bearing Number or called Shree Ganesh Lata Tower
(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 Including Land Cost as on <u>08/09/2022</u> date of Registration is	<u>Rs.5,38,00,000.00</u>
2.	Cost incurred up to <u>31-03-2025</u> (Based on the Estimated cost)	<u>Rs.5,05,54,260.13</u>
3.	Work done in Percentage (As Percentage of the estimated cost)	<u>97 %</u>
4.	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs.32,45,739.87</u>
5.	Cost Incurred on Additional/Extra Items as on <u>31/03/2025</u> not included in the Estimated Cost (Annexure A)	NIL

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	N/A
2.	Cost incurred as on _____ (Based on the Estimated cost).	N/A
3.	Work done in Percentage (As Percentage of the estimated cost).	N/A

4.	Balance Cost to be Incurred (Based on Estimated Cost).	N/A
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	N/A

Yours Faithfully,

Signature of Engineer.(License No

*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 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 placemarked (*).
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)**

Sushil Kumar
SUSHIL KUMAR
Registration No.
BR/UDHD/SE/23-0111
UDHD, Govt. of Bihar



ARUN KUMAR BAL KRISHNA PRASAD & CO.
Chartered Accountants

FORM NO. 3
[See Regulation 3]

CHARTERED ACCOUNTANTS CERTIFICATE

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

Cost of Real Estate Project : **SHREE GANESH LATA TOWER**
Bihar RERA Registration Number: **BRERAP15647-2/159/R-1462/2022**

Sr. No.	Particulars	Amount (In Rs) Estimated/ Incurred
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.	6,333,333.00
	b. Amount of premium payable to obtain development rights, FSI, Fungible Area, and Authority or State Government or any Statutory Authority.	NIL
	c. Acquisition cost of TDR (if any) GST Payable on TDR (construction service of Land owner portion)	NIL
	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	570,720.00
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NIL
	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 C.A.	NIL
	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.	NIL
	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.	NIL
	Sub - Total of Land Cost	6,904,053.00

Office : Room No.-202A L3/2 Srikrishna Puri, Patna 1
Phone : 9835088644 | E-mail id : akbkpc@gmail.com



Sr.No.	Particulars	Amount () Estimated Incurred
Ii	Development Cost/ Cost of Construction :	
	a. (i) Estimated Cost of Construction as certified by Engineer.	53,800,000.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the C.A.	42,892,794.13
	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 roadsetc.), 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 of the project registered.	161,450.00
	a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	595,963.00
	b) 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	43,650,207.13
2.	Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column.	53,800,000.00
3.	Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column.	50,554,260.13
4.	% Completion of Construction Work (As per project Architect's Certificate)	97%
5.	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	0.94
6.	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5)	50,554,260.13
	Total Receipts in RERA Designated Account from Lata Tower Project (i.e 100% of Collection Amount)	63,862,227.00
	70% of Total Collection required to be transfer in RERA Designated Account	44,703,558.90
7.	Total Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. The amount includes the withdrawal against 100% collection amount instead of 70% and also includes Rs 15 Lacs which is refunded against cancellation of flat.	66,688,406.64
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. (As per prescribed calculation Method)	5,850,701.23

This certificate is being issued for RERA compliance for the Company (ORB DEVELOPER PRIVATE LIMITED Project Name -Shree Ganesh Lata Tower) and the above information is calculated, based upon the information sought in above annexure and records and documents produced before me and subsequently explanations provided to me by the management of the Company. The Balance in RERA Account as on 31st March 2025 is Rs 607481.36 and amount can be with drawn as per above calculation is Rs 5850701.23, it means the promoter used balance fund from own sources on this project . **NOTE : The company doesn't maintained separate collection account and RERA A/c to allocate the receipts in the ratio of 70:30. The 100% Amount deposited into RERA A/c instead of 70% of Receipts. Hence the amount shown seperatly in above anenxure to calculate the row 8 figure.**

Yours Faithfully,

For Arun Kumar Bal Krishna Prasad & Co.
Chartered Accountants (FRN 008087C)

(Arun Kumar)
Proprietor

Place: Patna

Date : 14th April 2025

M No 076873

UDIN no : 25076873BMMKQI8861



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount () Estimate Incurred
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)	3,245,739.87
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)	5,047,752.60
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	-
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	5,047,752.60
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	3,533,426.80

This certificate is being issued for RERA compliance for the ORB DEVELOPER PRIVATE LIMITED PROJECT : SHRE GANESH LATA TOWER and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For Arun Kumar Bal Krishna Prasads & Co.

Chartered Accountants (FRN 008087C)

(Arun Kumar)
Proprietor

Place: Patna

Date : 14th April 2025

M No 076873

UDIN no : 25076873BMMKQI8861



Annexure A
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq. ft)	Unit Consideration as per Agreement/Letter of Allotment (including GST)	Received Amount (Including GST)	Balance Receivable (including GST)
1	301	1,440	8,454,600.00	7,700,251.00	754,349.00
2	302	1,440	5,168,100.00	4,702,000.00	466,100.00
3	303	1,440	6,301,166.55	5,571,111.00	730,055.55
4	304	1,440	11,550,001.05	10,950,229.00	599,772.05
5	401	1,440	8,925,000.00	8,478,750.00	446,250.00
6	402	1,440	9,674,112.00	8,695,000.00	979,112.00
7	403	1,440	9,597,000.00	9,113,886.00	483,114.00
8	404	1,440	9,240,000.00	8,651,000.00	589,000.00
Total				63,862,227.00	5,047,752.60

(Unsold Inventory Valuation)
Ready Reckoner Rate as on the date of Certificate
of the Residential/Commercial premises Rs. _per sq.mts.

Sr. No.	Flat No.	Carpet Area (In sq.ft.)	Unit Consideration as per Read Reckoner
1	NIL	NIL	NIL
2			
3			
4			
5			
6			
7			
8			
9			

