ORB DEVELOPER PRIVATE LTD.

BUILDER & DEVELOPER

Head Office : House No. - 96, Gandhi Nagar, Boring Road, Patna- 800 001.
CIN NO. : U70100BR2003PTC10129, E-mail : orbdevelop@gmail.com; Mob. : 07762821559
GST : : 10AAACO6892M1Z6

Ref. :

Date : 14/04/2023

To,

Real Estate Regulatory Authority

Patna, Bihar

Sub:- Submitting quarter ended 31st March 2023 report of **Shree Ganesh Lata Tower**, Patel Nagar, Patna RERA Reg no.-**BRERAP15647-2/159/R-1462/2022**

This is to state that hereby I am submitting quarter ended 31st March 2023 report certified by , Engineer and photographs of above mentioned project.

1. Quarterly Report- 1 Page.

Thanking you,

M/s ORB DEVELOPER PVT. LTD

Managing Director

Orb Developer Private Limited

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending **March of 2023**(year)

I. 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	NA		
Project Registration is valid up to	08/09/2022		
Starting date of Project or Phase of the Project	15/08/2027		
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			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5.Bungalow - 6. Plot etc. -	16	15066.40	16	1. Booked/ Allotted- 2 2. Sold -0

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 2. Sold -	

IV. 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.				

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

V. 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)
1.	Excavation (if any)	100 %
2.	Basements (if any)	100%
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	Completed
6.	Slabs of Super Structure	Ground Floor Slab Work Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	NO
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NO
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	NO
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NO
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	NO

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Managing Director

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	NO

VI. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	N/A		
2.	Water Supply	YES		Self Boring(100%)
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES		
4.	Storm Water Drains	N/A		
5.	Landscaping & Tree Planting	YES		
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	N/A		
10.	Water Conservation / Rain Water Harvesting	YES		
11.	Energy Management	N/A		
12.	Fire Protection and Fire Safety Requirements	YES		
13.	Closed Parking	YES		

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14.	Open Parking	N/A		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES		
16.	Others (Option to Add More)			

VI	A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT			
		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
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			

VII.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	

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Rakesh Kumar Singh

Managing Director

	3.	Side Elevation	
(B)		Photograph of each floor	

VIII. 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 at the start of the Project	Rs. 3,85,00,000.00
3.	Amount received during the Quarter	Rs.15,10,000.00
4.	Actual Cost Incurred during the Quarter(RERA+Current)	Rs.22,00,878.00
5.	Net amount at end of the Quarter(RERA A/c)	Rs.05,13,873.43
6.	Total expenditure on Project **till 31/03/2023**	Rs.68,72,122.00
7.	Cumulative fund collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

M/s ORB DEVELOPER PVT. LTD

Managing Director

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.

M/s ORB DEVELOPER PVT. LTD.

Managing Director

Signature of Promoter

Name:

Date:

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-14/04/2023

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 ^{0}N & 85.0993 ^{0}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.

Ar. Jairam Prasad
COA Regd. No.-CA/2016/76515

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 work done
1.	Excavation	100%
2.	Number of basement(s) and Plinth	1 100% done
3.	Number of Podiums	
4.	Stilt Floor	Ground Floor Slab Work 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.	NO
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	NO
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	NO
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NO
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.	NO

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 work done**	**Details**
1	Internal Roads & Foot-Paths			
2	Water Supply	YES		Self Boring

Ar. Jairam Prasad
COA Regd. No.-CA/2016/76515

3	Sewerage (Chamber, lines, Septic Tank, STP)	YES		
4	Storm Water Drains	N/A		
5	Landscaping & Tree Planting.	YES		
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.	N/A		
10	Water conservation, Rain water harvesting.	YES		
11	Energy management	N/A		
12	Fire protection and fire safety requirements	YES		
13	Electrical meter room, sub-station, receiving station.	YES		
14	Others (Option to Add more).			

Yours Faithfully,

Jairam

Ar. Jairam Prasad
COA Regd. 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 .14/04/2023

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 ^{0} N & 85.0993 ^{0} 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 ofcertifying 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 beingdeveloped 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.

Shushil

3. We estimate Total Estimated Cost of completion of the building(s) including the land Cost of the aforesaid project under reference **as Rs 3,85,00,000.00 (Three Crore Eighty Five Lakhs**)(Total of Table A and B). The estimated Total Costof 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. 68,72,122.00**(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.3,16,27,878.00**(Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE-A

Building/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	Amou nts
1.	Total Estimated cost of the building/wing Excluding Land Cost as on **08/09/2022** date of Registration is	**Rs.3,85,00,000.00**
2.	Cost incurred as on **31-03-2023** (Based on the Estimated cost)	**Rs. 68,72,122.00**
3.	Work done in Percentage (As Percentage of the estimated cost)	**18%**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 3,16,27,878.00**
5.	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Annexure A)	N/A

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 .....)

Sushil Kumar
Structure Engineer
Empanelment No - 19/2018 NPDN
Nagar Parishad Danapur

*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 machineryrequired 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)