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 : 09AAACO6892M1ZP GST Bihar : 10AAACO6892M1Z6

Ref. : **Date :.....**

To,

Real Estate Regulatory Authority

Patna, Bihar

Sub:- Submitting quarter ended 30th June 2024 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 30th June 2024 report certified by , Engineer and photographs of above mentioned project.

1. Quarterly Report- 1 Page.

Thanking you,

s ORB Developer Pvt. Ltd

Director

Orb Developer Private Limited

Varanasi Office : Flat No. - 303, Gajanan Enclave, Rath Yatra, Mahmood Ganj, Varanasi (UP). Mob. : 7903283710

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending **JUNE** of 2024(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			

For ORB Developer Pvt. Ltd

Director

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-	3. Booked/ Allotted-0 Sold -
					Percentage of booking **80%**	Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
1	16	1. Booked/Allotted -	**8**
		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				
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.				

Rakesh Kumar Singh

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)	98%	
2.	Basements (if any)	NIL	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	Completed - 100%	
6.	Slabs of Super Structure	All Slab Work Completed 100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal Plaster Completed Outer Partially Completed (80%)	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Partially Completed(70%)	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Partially Completed(70%)	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Partially Completed(50%)	
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	Partially Completed(50%)	

s OKB Developer Pvt. Ltd

Director

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

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/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	25%.	
2.	Water Supply	YES		Self Boring (100%)
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%.	
4.	Storm Water Drains	N/A		
5.	Landscaping & Tree Planting	YES	0%.	
6.	Street Lighting	Yes	0%.	
7.	Community Buildings	N/A		
8.	Treatment and Disposal of Sewage and Sullage Water	N/A		
9.	Solid Waste Management & Disposal	Yes	0%.	
10.	Water Conservation / Rain Water Harvesting	YES		
11.	Energy Management	Yes	0%.	

For ORB Developer Pvt. Ltd.

Director

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

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENTAGE 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			

For ORB Developer Pvt. Ltd.

Director

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.	Rs. 76,00,000.00
5.	Amount received during the Quarter(Excluding GST)	Rs.64,54,857.16
6.	Actual Cost Incurred during the Quarter(RERA+Current)	Rs.39,28,242.56
7.	Net amount at end of the Quarter(RERA)	Rs.11,86,552.42
8.	Total expenditure on Project **till 30/06/2024**	Rs.2,95,12,412.76
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

s ORB Developer Pvt. Ltd

Director

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?		

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.

For ORB Developer Pvt. Ltd

Rakesh Kumar Singh

Director

Signature of Promoter

Name: Rakesh Kr. Singh.

Date: