FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending **SEPTEMBER** 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<br>2. Commercial<br>3. Residential- cum Commercial<br>4. Plotted project | 9 | |
| No of Project done After Implementation of RERA | 1. Residential<br>2. Commercial<br>3. Residential- cum Commercial<br>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<br>2. Commercial<br>3. Residential-cum-Commercial<br>4, Plotted project | **Residential** | |
| Period of validity of map by the Competent Authority | 16/07/2027 | | |

## 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<br>2. 2 BHK, -<br>3. 3 BHK<br>4. Shop<br>5. Bungalow -<br>6. Plot etc. | **16** | **15066.40** | **16** | 1. Booked / Allotted -**8**<br>2. Sold- 0 | 3. Booked/ Allotted- 0<br>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/yyy) Format |
|---|---|---|---|
| 1. | Excavation (if any) | 98% | 31/12/2024 |
| 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 | Partially Completed(89%) | 20/03/2025 |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | Partially Completed(89%) | 25/03/2025 |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | Partially Completed(89%) | 18/03/2025 |
| 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 | Partially Completed(89%) | 20/03/2025 |

| | | | |
|---|---|---|---|
| | requirements as me be required to complete project as per Specifications in Agreement of Sale.<br><br>Any other activities. | NO | 20/03/2025 |

| 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 | | 15/03/2025 |
| 2. | Water Supply | YES | | Self Boring (100%) |
| 3. | Sewerage (Chamber, Line, Septic Tank, STP) | YES | | 22/02/2025 |
| 4. | Storm Water Drains | N/A | | |
| 5. | Landscaping & Tree Planting | YES | | 20/02/2025 |
| 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 | | 15/02/2025 |
| 10. | Water Conservation / Rain Water Harvesting | YES | | 11/02/2025 |
| 11. | Energy Management | N/A | | |

| | | | | |
|---|---|---|---|---|
| 12. | Fire Protection and Fire Safety Requirements | YES | | 08/03/2025 |
| 13. | Closed Parking | YES | | 15/03/2025 |
| 14. | Open Parking | N/A | | |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | YES | | 20/03/2025 |
| 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 | | | |

| 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. 90,00,000.00 |
| 5. | Amount received during the Quarter(Excluding GST) | Rs. 96,40,952.19 |
| 6. | Actual Cost Incurred during the Quarter(RERA) | Rs. 29,96,539.00 |
| 7. | Net amount at end of the Quarter(RERA) | Rs. 06,01,473.68 |
| 8. | Total expenditure on Project **till 30/09/2024** | Rs. 3,25,08951.76 |
| 9. | Cumulative fund collected till the end of Quarter in Question(Excluding GST) | Rs. 4,47,15,013.36 |
| 10. | Cumulative expenditure done till the end of Quarter in question | Rs. 3,53,88,659.57 |

| 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 | |
| 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 | 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<br>1 BHK –<br>2 BHK-<br>3 BHK –8<br>4 BHK –<br>Shop –<br>Bungalow –<br>Plot etc | Details of allotment made so far with Flat number/Bungalow-Plot etc<br><br>**Flat 301- 3 BHk**<br>**Flat 302-3 BHk**<br>**Flat 303-3 BHk**<br>**Flat 304-3 BHk**<br>**Flat 401-3 BHk**<br>**Flat 402-3 BHk**<br>**Flat 403-3 BHk**<br>**Flat 404- 3 BHk** | Cancellation of Flat allotment, If any with Flat number/Bungalow-Plot etc. |

| XV. BROCURE/Prospectus |
|---|
| |

| XVI. Grievance Redressal Officer<br>**Name:**<br>**Contact No:**<br>**Email id:**<br>**Address** |
|---|

**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:

Date:

shree Ganesh Lata Tower




