FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending **DECEMBER** 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	BRERAP15647-2/142/R-1757/2024	Name of Project/Phase of Registered Project	SHREE GANESH ASTHA ENCLAVE
Name of Promoter	ORB Developer Pvt. Ltd	Project Address	Indrapuri Road No 5B, Patna
Name of Co-promoter			
Project Registration is valid up to	21/05/2024		
Starting date of Project or Phase of the Project	21/05/2029		
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			

M/s ORB Developer Pvt. Ltd

Managing 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.	2 9 6	0699 5415 4398	17	1. Booked / Allotted - 0 2. Sold- 0	3. Booked/ Allotted-0 Sold - 0
					Percentage of booking 0%	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	15	1. Booked/Allotted -	0
		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.				

M/s ORB Developer Pvt. Ltd

Managing Director

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)	YES	30/11/2024
2.	Basements (if any)	NIL	
3.	Podiums (if any)	N/A	
4.	Plinth	YES	30/11/2024
5.	Stilt Floor	NO	30/12/2025
6.	Slabs of Super Structure	NO	25/03/2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	NO	20/07/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NO	15/08/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	NO	25/08/2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NO	24/08/2028
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	26/08/2028

M/s ORB Developer Pvt. Ltd.

Managing Director

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	NO	31/08/2028

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		20/08/2028
2.	Water Supply	YES		Self Boring (100%)
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES		12/08/2028
4.	Storm Water Drains	N/A		
5.	Landscaping & Tree Planting	YES		18/08/2028
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		18/08/2028
10.	Water Conservation / Rain Water Harvesting	YES		18/08/2028
11.	Energy Management	N/A		

M/s ORB Developer Pvt. Ltd.

Managing Director

12.	Fire Protection and Fire Safety Requirements	NO		
13.	Closed Parking	YES		22/08/2028
14.	Open Parking	N/A		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES		30/08/2028
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			

M/s ORB Developer Pvt. Ltd.

Managing 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.	5568930057
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 5,00,00,000.00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs. 3,50,00,000.00
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter(Excluding GST)	NIL
6.	Actual Cost Incurred during the Quarter(RERA)	Rs 1,36,050.00
7.	Net amount at end of the Quarter(RERA)	Rs 93,797.44
8.	Total expenditure on Project **till 31/12/2024**	Rs. 27,57,916.00
9.	Cumulative fund collected till the end of Quarter in Question	NIL
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 42,13,703.00

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

M/s ORB Developer Pvt. Ltd

Managing 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?

XIV. UNITS ALLOCATION DETAILS		
Total Number of Sanctioned apartments 1 BHK – 2 2 BHK- 9 3 BHK – 6 4 BHK – Shop – Bungalow – 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.

XV. BROCURE/Prospectus

XVI. Grievance Redressal Officer Name: Contact No: Email id: Address

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.

Rakesh Kumar Singh

Managing Director

Signature of ~~Promoter~~

Name: Rakesh Kumar Singh

Date: 10/01/25


GPS Map Camera
Patna, Bihar, India
53/5a, Road No. 4, Indrapuri, Keshri Nagar, Patna, Bihar 800024, India
Lat 25.624432° Long 85.10052°
14/01/25 12:43 PM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, India
Bhagat Market, J4f2+r44, Rd Number 5b, Opp. Shiv Ji Mandir, Indrapuri, Keshri Nagar, Patna, Bihar 800024, India
Lat 25.624409° Long 85.100431°
14/01/25 12:41 PM GMT +05:30
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