FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending Sept 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	DEED NO - 11167 11-12.2010	GHARANA DEVELOPERS	
Firm Address :			
Total Experience of promoter in Real Estate sector	13 YEARS		
Total Experience in Real Estate after Implementation of RERA		5 YEARS	
No of Project done Before Implementation of RERA	1.Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	2	
No of Project done After Implementation of RERA	1.Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	1	1st PROJECT

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP74427-4/168/R-1492	Name of Project/Phase of Registered Project	HEAVEN PALACE
Name of Promoter	GHARANA DEVELOPERS	Project Address	NABIPUR GAUS, KHESRA NO- 1726, KHATA NO - 1138, THANA NO- 35,PHULWARISHARIF, PATNA - 801505
Name of Co-promoter			
Project Registration is valid up to	20.06.2025		
Starting date of Project or Phase of the Project	22.11.2022		
Type of Project or Phase of the Project	1.Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	MIXED COMMERCIAL-CUM-RESIDENTIAL	
Period of validity of map by the Competent Authority	08-12.2024		

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.	 6 6 15 0 0	 3683.28 4848.84 481.31 0 0	 6 FLATS 6 FLATS 15 SHOPS	1. Booked / Allotted- 3 SHOPS 2. Sold Percentag e of booking	3. Booked/ Allotted - Sold - Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
1	12	1. Booked/Allotted	N/A
		2. Sold	N/A

V. DETAILS OF BUILDING APPROVALS

(If already filed along with registration applicationm then threre is no need of further filing)

SL No	Name of Approval / NOC/Permission/ Certificate	Issuing Authority	Applied Date	Issuence Date	Eclosed as Annexture Number
01.	NOC for Environment				N/A
02.	Fire NOC				N/A
03.	Water Supply Permission				N/A
04.	NOC from Airport Authority of India				N/A
05.	Other Approvals if Any				N/A

VI. Construction Progress of the Project

1. Building / Wing / Layout Number _____(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)	15%	
2.	Basements (if any)	15%	
3.	Podiums (if any)	0%	
4.	Plinth	25%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	15%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground	0%	
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the	0%	
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	0%	
	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities	0%	

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	Y		
2.	Water Supply	Y		
3.	Sewerage (Chamber Line, Septic Tank, STP)	Y		
4.	Storm Water Drains	Y		
5.	Landscaping & Tree Planting	N		
6.	Street Lighting	Y		
7.	Community Buildings	N		
8.	Treatment and Disposal of Sewage and Sullage Water	Y		
9.	Solid Waste Management & Disposal	Y		
10.	Water Conservation / Rain Water Harvesting	Y		
11.	Energy Management	Y		
12.	Fire Protection and Fire Safety Requirements	Y		
13.	Closed Parking	Y		
14.	Open Parking	Y		
15.	Electrical Meter Room, Sub- Station, Receiving Station	Y		
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENTAGEOF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	Y
	2.	Rear Elevation	Y
	3.	Side Elevation	Y
(B)	4.	Photograph of each floor	N

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No	40180200000350
2.	Estimated Cost of the Project including land cost at the start of the Project	4,70,00,000.00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	2,45,00,000.00
4.	Any Variation in Development Cost which is declared at the start of the Project ,	-
5.	Amount received during the Quarter	8,00,000.00
6.	Actual Cost Incurred during the Quarter	12,75,180.00
7.	Net amount at end of the Quarter	1,99,040.00
8.	Total expenditure on Project till date	37,74,106.00
9.	Cumulative fund collected till the end of Quarter in question	8,00,000.00
10.	Cumulative expenditure done till the end of Quarter in question	37,74,106.00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED		
XII. MISCELLANEOUS		
A	List of Legal Cases (if any) On Project / Promoter	
1.	Case No.	N/A
2.	Name of Parties	N/A
3.	No of Execution Cases against this project Case No. Name of Parties	N/A
4.	No of Suo - Moto cases against this project Case No. Name of Parties	N/A
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	N/A
B	Sale / Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	3
3.	No. of possessions given to allottees	0
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/ our 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 suchfacts as mentioned as well as for whatever other legal purposes this undertaking may serve.

For GHARANA DEVELOPER

Signature of Promoter

Name: md. Wahidin

Date: 20.10.2024

Partner 20/10/2024

Booking Details:- क्वार्टरली रिपोर्ट के साथ देना है।

Flat no./ShopNO	Flat Type (2BHK, 3BHK , 1BHK etc)
F-01, F-02, F-03	739 sq.ft
Booking date	18/09/2024

Annual Audit Report financial year 2023-24 जमा करने की अंतिम तिथि 30 अक्टूबर 2024 है। इसके बाद पेनाल्टी के साथ जमा करना होगा।

Balance Sheet

Profit & loss

Cash Flow

Auditor,s Report

Director,S Report (सिर्फ कम्पनी के लिए लागू)

Fund Utilization Certificate