GHARONDA BUILDCON PVT. LTD.

Mahadevi Apartment, Kashinath Lane, East Lohanipur
Kadamkuan, Patna-800 003 (India)

Ref. No ..... Date. .....

From: GHARONDA BUILDCON PRIVATE LIMITED	To: RealEstateRegulatoryAuthority (Bihar)
Mahadevi Apartment, Kashinath Lane, East Lohanipur, Kadam Kuan Patna - 800003	6th Floor, Bihar State Building Construction Corporation Campus, Hospital Road, Shastri Nagar, Patna – 800023

Subject: Quarterly progress report of the project

NameoftheProject	GANGA HEIGHTS
Reportforquarterending*	31st MARCH, 2022
RERARegistrationNo.	BRERAP00113-1/74/R28/2018
ProjectedDateofCompletion	31-03-2023
NameofCollaborator	NA
NameofDeveloper	GHARONDA BUILDCON PRIVATE LIMITED

(*)Quarterendingmeansquarterendingon31st March,30th June,30th Sept,31st Dec

Sir,

EnclosethisQuarterlyprogressreportofrealestateprojectasmentionedabovetobesubmittedtotheAuthority incomplianceofsection11ofRealEstate(RegulationAndDevelopment)Act,2016readwithRule14(1)(d). Indexofthedocumentsisasunder.

S. N.	PARTICULARS	PAGE NO.
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4	Withdrawal from escrow account	5
5	Government dues payment details	5
6	Detail of approvals received during the quarter	5
7	Miscellaneous	6
8	Annexures	NA

Dated: 15.04.2022

For and on behalf of the applicant/company
GHARONDA BUILDCON PRIVATE LIMITED
Gharonda Buildcon Pvt. Ltd.

Director

Signature
Name: RishavBhartia
Designation: Director
Mobile No. : 9334110626
E-mail Id: gharoundabuildcon@gmail.com

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1	PARTICULARS OF THE PROJECT		
S. No.	**Particular**	**Detail**	
1.1	Name of the project/phase of the project registered	GANGA HEIGHTS	
1.2	Name of the promoter	GHARONDA BUILDCON PRIVATE LIMITED	
1.3	Location	PLOT - 1655,1656 & 1652 VILL.- KENDUAI, PS. CHAND CHOURA, DIST.- GAYA	
1.4	Total area of the project	2023.10 SQM	
1.5	Present phase registered (Phase no.)	NA	
1.6	Area of phase registered	NA	
1.7	Type of the project or phase of the project	Residential/Group Housing	
1.8	Start date of the project/phase of the project	02/04/2018	
1.9	Validity of registration certificate	Valid from	Valid upto
		24/05/2018	31/03/2023
1.10	Quarter for which information is provided	Quarter ending 31STMARCH, 2022	

Gharonda Buildcon Pvt. Ltd.

Director

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Ref. No. ..... Date. .....

2	FINANCIAL PROGRESS			
S. No.	**Particulars**	**Amount (in Lakhs)**		
2.1	Total estimated cost of the project	832.50		
	Cost of the land (if included in the estimated cost)	192.50		
	Total estimated cost of development	640.00		
2.2	Expenditure to be incurred upto the quarter ending as per the projections mentioned at the time of registration			
2.3	(i) Actual expenditure incurred during the quarter under reference	42.21		
	(ii) Expenditure of total estimated development cost in %	49%		
		Expenditure incurred upto the start of quarter	**Expenditure incurred upto the end of quarter**	**Balance**
	Cost of construction of apartments/commercial area	271.34	313.55	
	Cost of infrastructure and other structures/community facilities	NA		
	Cost of plotted development	NA		
	Other costs including EDC, IDC, Taxes, Levies etc.	-		
	TOTAL	**271.34**	**313.55**	
	Whether the project is on schedule as per the actual expenditure.	YES		
	(i) Specify the reason if not as per schedule			
	(ii) Mention details on how to overcome the backlog			

Gharonda Buildcon Pvt. Ltd.

Director

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Ref. No. ..... Date. .....

3		**STATUS OF THE PROJECT**			
3.1		**Status of physical progress**			
	Details of towers in case of group housing				**NA**
Type of tower/ tower no.	**% of completion**		**Likely completion date**		**Remarks**
Block – A (B+G+5)	49%		31/03/2023		
Block – B (G+6)			31/03/2023		
Tower 3*		-	-		
	Details of Residential housing development				**NA**
Block wise details	**No of Flats**		**Booked Flats**		**Registered Flats**
	BLOCK-A	**BLOCK-B**			
3 BHK	15	12	1		
2 BHK	15	12	1		1
1 BHK	-		-		
	(Blocks be marked on layout plan)				
	Details of Commercial				**NA**
Type of shops		**% of completion**	**Likely completion date**		**Remarks**
	Details of Residential				
Building wise details		**% of completion**	**Likely completion date**		**Remarks**
3.2		**Status of infrastructure development**			**NA**
Components		**% of completion**		**Likely completion date**	**Remarks**
	A-Services				
i.	Roads and Pavements				
ii.	Parking				
iii.	Water Supply				
iv.	Sewerage				
v.	Electrification				
vi.	Storm Water drainage				
vii.	Parks and Play grounds				
viii.	Street Light				
ix.	Renewable energy system				

Gharonda Buildcon Pvt. Ltd.

Director

Ref. No. ..... Date. .....

x.	Security and Fire-fighting services				
xi.	STP				
xii.	Underground tank				
xiii.	Rain water harvesting				
xiv.	Electrical sub station				
	***B1 – Community building to be transferred to RWA**				
xv.	Community centre				
xvi.	Others				
	***B2 – Community building to be sold to third party or to be retained by promoter**				
xvii.	Schools				
xviii.	Club house				
xix.	Hospital and dispensary				
xx.	Shopping area				
xxi.	Others				

3.3	Details of the fund received through booking or other means					
	Particulars	Opening Balance	Money received	Repayment of loan	money spent	balance available
	Booking	1,62,777	18,00,000		19,39,516	23,261.24
	Equity					
	Loan etc	00/-	34,11,494	11,30,000	22,81,494	00/-

Note.— 1. (*) Items of B1 and B2 can be interchanged depending on requirement.
2. Kindly submit PERT-Chart and site photographs for the physical status of construction.

4	WITHDRAWAL FROM THE PROJECT ACCOUNT	
4.1	Name of the project account	GHARONDABUILDCON PRIVATE LIMITED
4.2	Project account No.	0357201001493
4.3	Amount at the start of the quarter	1,88,176.24
4.4	Amount received during the quarter	52,11,494.00
4.6	Expenditure during the quarter	53,51,010.00
4.7	Net amount at the end of the quarter	48,660.24
4.8	**TOTAL AMOUNT**	

Gharonda Buildcon Pvt. Ltd.

Director

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Ref. No. ..... Date. .....

5	GOVERNMENT DUES PAYMENT DETAILS					
		Total payable	**Payable upto end of the quarter**	**Paid upto end of the quarter**	**Backlog if any at the end of the quarter**	**Balance to be paid**
5.1	External Development Works					
5.2	Infrastructure charges					
5.3	Total					

6	DETAIL OF APPROVALS			
S.No.	**Approval to be**			
	NA			

Note. — Annexure as per REP I part G. If the project is to be developed in phases, then attach an authenticated copy of approvals for each phase separately.

Note. — Copy of approvals to be submitted along with first quarterly progress report of the project if such approvals have not been submitted at the time of registration

7	MISCELLANEOUS							
7.1	**List of Channel Partners**							
	Channel partner name				**RERA registration no.**			
	i.							
7.2	**List of legal cases (if any)**							
	Project		**Name of Parties/Case No.**		**Issue involved**		**Next date and its status**	
	i.							
7.3	**Sale report during the quarter**							
	Sr No.	**Unit No.**	**Carpet Area**	**Date of booking**	**Sale value**	**Collection**	**Balance**	**Payer name**
	i.							
7.4	Latest marketing collateral					NA		
7.5	Copy of latest advertisement details					NA		

Gharonda Buildcon Pvt. Ltd.

Director

M.K. & ASSOCIATES
designing future
ARCHITECTS, ENGINEERS, INTERIOR & LANDSCAPE DESIGNERS

Ref.No.- MKA/NPG/103/2022-23 Date:- 11-04-2022

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Residential Project –**GANGA HEIGHTS.**, Block-A&B, which **Plan case no.- 139/17-18**, At.-Kenduai, Bodh Gaya Road, Gaya having Plot No.**1655,1656 & 1652, khata no.-87 & 159,**Thana no.-323,Vill.- kenduai, Thana- Magadh Medical College, Gaya, Distt.- Gaya is being constructed by **GHARONDA BUILDCON PVT. LTD.**

As of 31.03.2022, Block-B, Foundation, Frame structure & all floor Brick works is completed which accounts for 73% of the total construction work of Block-B. And Block-A ,100% Foundation & Tie beam which account for 25% of the total construction work Block-A. So there for, Block-A & B work completed which accounts for 49 % of the total construction work. of the project (A&B).

Manoj Kumar
(Architect)
Gaya Empanelment No.
A-14/2015-16

Manoj Kumar
(Architect)

202-B, Gharounda Complex, Jagdeo Path More, Bailey Road, Patna - 800014 (Bihar)
9431063329, 7091868467 manojvastu@gmail.com

KUMAR & LAL
CHARTERED ACCOUNTANTS

Behind Karlo Automobiles
Sahdeo Mahto Marg
Sri Krishna puri
Patna - 800 001
☎ : 2541969, 2541911

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

(refer 3rd proviso to sec 4(2)(l)(D) of Real Estate (Regulation and Development) Act, 2016)

To,

Bihar RER Authority,
Patna

We have audited, in terms of the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Bihar Real Estate (Regulation and Development) Rules, 2017, the attached Balance Sheet as at 31st March 2022 and Statement of Expenditure incurred by Gharonda Buildcon Pvt Ltd in respect of their project Ganga Heights situated at Vill Kenduai, Dist Gaya for the year ended on that date and report that:

We have obtained all necessary information and explanation from the promoters of Ganga Heights Project situated at Kenduai, Gaya, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

We hereby confirm that we have examined the prescribed registers, Books of Accounts and documents and the relevant records of **Ganga Heights, Gaya** PROJECT of Gharonda Buildcon Pvt Ltd for the period beginning 01st April 2021 and ended on 31st March 2022 and hereby certify that:

a) Gharonda Buildcon Pvt Ltd have completed 25 (twenty-five) percent of Block-A and 73 (seventy-three) percent of Block-B of the project titled Ganga Heights RERA Regn. No. BRERAP00113-1/74/R28/2018 dated 24.05.2018 located at Vill Kenduai, P S Chand Chaura, Distt Gaya;

b) Amount collected from Allottees during the year ended 31/03/2022 for this project is Rs. 55,83,000.00 and amounts collected from Allottees from inception of

KUMAR & LAL CHARTERED ACCOUNTANTS PATNA

KUMAR & LAL
CHARTERED ACCOUNTANTS

Behind Karlo Automobiles
Sahdeo Mahto Marg
Sri Krishna puri
Patna - 800 001
☎ : 2541969, 2541911

project to till date (i.e., 31/03/2022) is Rs. 55,83,000.00

c) Amount withdrawn during the year for this project from Project Bank Account is Rs. 55,46,000.00 and total amount withdrawn from inception to till date from Project Bank Account is Rs. 55,46,000.00

We certify that, we have considered the various professional certificates i.e., Chartered Accountant Certificates, Engineer Certificate, Architect Certificates issued from time to time for withdrawal of money based on percentage of completion of work.

We certify that Gharonda Buildcon Pvt Ltd has utilized the amounts collected for **Ganga Heights** project only for this project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

Observation and Qualification of CA - N A

Place : Patna

Date : Aug 19, 2022

For Kumar & Lal
Chartered Accountants

(N K Lal)
Partner

UDIN:-22074257APJBVX6096

KUMAR & LAL PATNA CHARTERED ACCOUNTANTS

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