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*	30th JUNE, 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.
1	Particulars of the project	2
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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:

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

Director

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

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

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 30th JUNE, 2022	

Gharonda Buildcon Pvt. Ltd.

Director

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Kadamkuan, Patna-800 003 (India)

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	97.03		
	(ii) Expenditure of total estimated development cost in %	64.15%		
		Expenditure incurred upto the start of quarter	**Expenditure incurred upto the end of quarter**	**Balance**
	Cost of construction of apartments/commercial area	313.55	410.58	
	Cost of infrastructure and other structures/community facilities	NA		
	Cost of plotted development	NA		
	Other costs including EDC, IDC, Taxes, Levies etc.	-		
	TOTAL	**313.55**	**410.58**	
	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

GHARONDA BUILDCON PVT. LTD.
Mahadevi Apartment, Kashinath Lane, East Lohanipur
Kadamkuan, Patna-800 003 (India)

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)	64.15%			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	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				

Gharonda Buildcon Pvt. Ltd.

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

ix.	Renewable energy system					
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	OPENING DIFF.	Money received	Repayment of loan	Money spent	Balance available
	Booking	23,261.24	25,399.00	75,28,319.80		75,63,957	13023.04
	Equity						
	Loan etc	00/-		21,40,000		21,40,000	0.00

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	GHARONDA BUILDCON PRIVATE LIMITED
4.2	Project account No.	0357201001493
4.3	Amount at the start of the quarter	48,660.24
4.4	Amount received during the quarter	96,68,319.8
4.6	Expenditure during the quarter	97,03,957.00
4.7	Net amount at the end of the quarter	13,023.04

Gharonda Buildcon Pvt. Ltd.
Director

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

4.8	TOTAL AMOUNT	

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/04/2022-23 Date:-11.07.2022

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- Magadha Medical College, Gaya, Distt.-Gaya is being constructed by **GHARONDA BUILDCON PVT. LTD.**

As of 30.06.2022, Block-B, Foundation, Frame structure, all floor Brick works & Plasters is completed which accounts for 88% of the total construction work of Block-B. And Block-A Foundation , Tie beam & Basement floor slab is completed which account for 40% of the total construction work Block-A.

So there, for Block-A & B work is completed which accounts for 64 % 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 30th June 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 2022 and ended on 30th June 2022 and hereby certify that:

a) Gharonda Buildcon Pvt Ltd have completed 40 (forty) percent of Block-A and 88 (eighty-eight) 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 quarter ended 30/06/2022 for this project is Rs. 75,28,500.00 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., 30/06/2022) is Rs. 75,28,500.00

c) Amount withdrawn during the quarter for this project from Project Bank Account is Rs. 75,20,000.00 and total amount withdrawn from inception to till date from Project Bank Account is Rs. 75,20,00,000.00

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:-22074257APJCWC8165

KUMAR & LAL PATNA CHARTERED ACCOUNTANTS

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