GHARONDA BUILDCON PVT. LTD.

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

Ref. No. ..... **FORM-7** *Date.* .....

[REGULATION-9]

Quarterly progress report for quarter ending September of 2022.

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00113-1/74/R28/2018	Name of Project/Phase of Registered Project	GANGA HEIGHTS
Name of Promoter	GHARONDA BUILDCON PRIVATE LIMITED	Project Address	PLOT - 1655,1656 & 1652 VILL.- KENDUAI, PS. CHAND CHOURA, DIST.- GAYA
Name of Co-promoter			
Project Registration is valid up to	31/03/2023		
Starting date of Project or Phase of the Project	02/04/2018		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority			

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Director

GHARONDA BUILDCON PVT. LTD.

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Kadamkuan, Patna-800 003 (India)

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

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Flat Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Flats –
BLOCK - A	1. 3BHK - 2. 2BHK, - 3. 3BHK - 4. 2BHK - 5. 2BHK - 6. 3BHK -	5 5 5 5 5 5	947 730 936 613 686 915		1. Booked/ Allotted- 3 2. Sold - 3
BLOCK - B	1. 3 BHK - 2. 2 BHK -	12 12	852 691		

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Ref. No. ..... Date ..... -03 .....

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -03 2. Sold -03	

IV. 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.				

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

V. Construction Progress of the Project

1. Plan Case No. 139/17-18. (To beaded for each Building / Wing)

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

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	Block – B 100 %
		Block - A 100 %
2.	Basements (if any)	Block – B NO
		Block - A 100 %
3.	Podiums (if any)	Block – B NO
		Block - A NO
4.	Plinth	Block – B 100%
		Block - A 100%
5.	Stilt Floor	Block – B NO
		Block - A NO
6.	Slabs of Super Structure	Block – B 100%
		Block - A 90%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Block – B 100%
		Block - A NO
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Block – B 100 %
		Block - A NO
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Block – B 100%
		Block - A NO
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Block – B 100%
		Block - A NO
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical	Block – B 100%
		Block - A NO

Gharonda Buildcon Pvt. Ltd.

Director

	~~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 requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

VI. 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Block – B YES	90 %	
		Block - A YES	50 %	
2.	Water Supply	Block – B YES	100 %	
		Block - A NO	-	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Block – B YES	100 %	
		Block - A NO	-	
4.	Storm Water Drains	Block – B --	-	
		Block - A --	-	
5.	Landscaping & Tree Planting	Block – B NO	-	
		Block - A NO	-	
6.	Street Lighting	Block – B NO	-	
		Block - A NO	-	

Gharonda Buildcon Pvt. Ltd.

Director

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

7.	Community Buildings	Block – B NO Block - A NO	- -	
8.	Treatment and Disposal of Sewage and Sullage Water	Block – B NO Block - A NO	- -	
9.	Solid Waste Management & Disposal	Block – B YES Block - A NO	100 % -	
10.	Water Conservation / Rain Water Harvesting	Block – B YES Block - A NO	100 % -	
11.	Energy Management	Block – B YES Block - A YES	100 % 100 %	
12.	Fire Protection and Fire Safety Requirements	Block – B YES Block - A NO	100 % -	
13.	Closed Parking	Block – B YES Block - A NO	70 % -	
14.	Open Parking	Block – B YES Block - A NO	30 % -	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Block – B YES Block - A NO	90 % -	
16.	Others (Option to Add More)	Block – B - Block - A -	- -	

VI A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths			

Gharonda Buildcon Pvt. Ltd.
Director

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

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			

VII. 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	

VIII. Financial Progress of the Project		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	**0357201001493** Gharonda Buildcon Pvt. Ltd.

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

2.	Estimated Cost of the Project including land cost at the start of the Project	8,32,50,000.00	
3.	Amount received during the Quarter	31,13,949.00	
4.	Actual Cost Incurred during the Quarter	26,96,444.00	
5.	Net amount at end of the Quarter	4,30,528.04	
6.	Total expenditure on Project **till date**	4,31,56,124.00	
7.	Cumulative fund collected till the end of Quarterin question		
8.	Cumulative expenditure done till the end ofQuarter in question		

IX. Details of Mortgage or Charge if any created

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	N.A
2.	Name of Parties	N.A
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	01
2.	Agreement for Sale	01
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

Gharonda Buildcon Pvt. Ltd.

Director

GHARONDA BUILDCON PVT. LTD.

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

Undertaking:

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

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.

Gharonda Buildcon Pvt. Ltd.

Director

Signature of Promoter

Name: RISHAV BHARTIA

Date:

COMPUTER FOUNDATION
An ISO 9001: 2018 Certified

0612 - 2572525 +91-9835047253
compfound@yahoo.com

OppTapasya Complex
Boring Road, Patna - 800001
Bihar, India

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CAD+
Computer Foundation Pvt. Ltd
Computer Aided Structural Designer

FORMNo.2

[Regulation3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account-Projectwise)

Date:15.10.2022,

The Gharonda Buildcon Pvt Ltd.

Subject : Certificate of Cost Incurred for Development of GANGA HEIGHTS for Construction of building bearing the registration number Bihar RERA Registration no.(BRERAP00113-1/74/R28/2018) situated on the plot bearing khata no. 87 & 159, Plot no.- 1655 (new), 1656 (new), & 1652 (new), demarcated by its Latitude (N) 24.75'33.88" Longitude (E) 85.00'99.25" of the land situated at Kenduai, PS- Chand Chaura, Gaya, Block-gaya, Division – Gaya, District- Gaya PIN-823001 admeasuring 2023.10 sq. mts., area being developed by the promoter GHARONDA BUILDCON PVT LTD.

Ref:BiharRERA RegistrationNumber BRERAP00113-1/74/R28/2018

Sir,

I Manoj Kumar have undertaken assignment as Structural Engineer Arctitect / Licensed surveyor of certificate percentage of completion of construction work of the GANGA HEIGHTS / Gharonda Buildcon Pvt Ltd of project situated on the plot wherein building BRERAP00113-1/74/R28/2018 final plot no. Plot no.- 1655 (new), 1656 (new), & 1652 (new), admeasuring 2023.10 sq.mts. area beingdeveloped by GHARONDA BUILDCON PVT LTD.

1. Followingtechnical professionalsareappointedbyOwner/Promoter:—

Manoj Kumar 15-10-2022

Er. MANOJ KUMAR
Chartered Engineer (India)
Lic. No. M-151850-4

i. M/s/Shri Manoj Kumar as L.S./Architect;
ii. M/s/Shri Manoj Kumar asStructuralConsultant
iii. M/s/Shri/Smt_____ asMEPConsultant
iv. M/s/Shri/Smt_____ asQuantitySurveyor*

2. We have estimated the cost of the completion to obtain Occupation Certificate/ CompletionCertificate, of the Civil, MEP and Allied works, of the building(s) of the project. Our estimated cost calculations are based on the Schedule of rates(nameoftheschedule ofRates) andDrawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by _____ QuantitySurveyor*appointedbyDeveloper/Engineer,andtheassumptionofthecostofmaterial,labourandother inputsmadebydeveloper,andthesiteinspectioncarriedoutbyus.
3. WeestimateTotalEstimatedCostofcompletionofthebuilding(s)oftheaforesaidprojectunderreferen ceasRs. **8,32,50,000.00**_(Total of Table A and B). .TheestimatedTotal Cost of project is with reference to the Civil, MEP and allied works required to becompleted for the purpose of obtaining occupation certificate / completion certificate for thebuilding(s)fromthe_ beingthePlanningAuthorityunderwhosejurisdictiontheaforesaidprojectisbeingimplemented.
4. The Estimated CostIncurred till date is calculated at Rs. **4,31,56,124.00** (Total of Table Aand B). The amount of Estimated Cost incurred is calculated on the base of amount of TotalEstimatedCost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of thesubject project to obtain Occupation Certificate / Completion Certificatefrom_____(planningAuthority)isestimatedatRs. **4,00,93,876.00** (TotalofTableAandB).
6. IcertifythattheCostoftheCivil,MEPandalliedworkfortheaforesaidProjectascompletedonthedate ofthiscertificateisasgiveninTableAandBbelow:

TABLEA

Building/Wing bearingNumber(A+B)_or called GANGA HEIGHTS
(TobepreparedseparatelyforeachBuilding/Wingof theRealEstateProject)

Sr.No.	Particulars	Amounts
1	TotalEstimatedcostofthebuilding/wingason **02-04-2018** dateofRegistrationis	Rs. **83250000.00**
2	Cost incurredason **30-09-2022** (BasedontheEstimatedcost)	Rs. **43156124.00**
3	WorkdoneinPercentage (AsPercentageoftheestimatedcost)	51.83 %
4	BalanceCosttobeIncurred (BasedonEstimatedCost)	Rs. **40093876.00**
5	CostIncurredonAdditional/ExtraItemsason _____notincludedintheE stimatedCost(AnnexureA)	Rs.NIL

15-10-2022

YoursFaithfully,
SignatureofEngineer.(LicenseNo.....)

Er. MANOJ KUMAR
Chartered Engineer (India)
Lic. No. M-151850-4

NOTES:

1. Thescopeofworkistocompleteentire RealEstateProjectasperdrawings approved from time to time so as to obtain OccupancyCertificate/CompletionCertificate.
2. (*) Quantity survey can be done by office of Engineer or can be doneby an independent Quantity Surveyor, whose certificate of quantitycalculated can be relied upon by the Engineer. In case of independentQuantity Surveyor being appointed by Developer, the name has to bementioned at the place marked (*) and in case quantity are beingcalculated by office of Engineer, the name of the person in the officeof Engineer, who is responsible for the quantity calculated should bementionedattheplacemarked(*).
3. Theestimatedcostincludesalllabour,material,equipmentandmachineryrequiredtocarryoutentirework.
4. As this is an estimated cost, any deviation in quantity required fordevelopmentoftheRealEstateProjectwillresultinamendmentofthe costincurred/tobeincurred.
5. Allcomponentsofworkwithspecifications areindicativeandnotexhaustive.

Er. MANOJ KUMAR
Chartered Engineer (India)
Lic. No. M-151850-4

FORM No. 1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date-15.10.2022

To,

GHARONDA BUILDCON PVT. LTD.

Managing Director GOPAL SHARAN BHARTIA

AT.-KENDUAI, BODH GAYA ROAD,GAYA

Subject: Certificate of Percentage of Work executed (July 2022 to September 2022) in the project "GANGA HEIGHTS., Block-A&B" having **02(TWO)** No. of Building bearing the registration no. [Bihar RERA Registration Number] **BRERA P00113-1/74/R28/2018** and being developed on the Plot bearing khata no,- **87 & 159,** Plot No. **-1655,1656 & 1652** ,demarcated by its Latitude **(N) 24° 75' 33.88"**, Longitude **(E) 85° 00' 99.25"** of the land situated in **KENDUAI, PS.- CHAND CHOURA,** village-**GAYA** , , Block-**GAYA** division- **GAYA** ,District **GAYA** ,PIN- **823001,** admeasuring **2023.10** sq. mts., area being developed by the Promoter **GHARONDA BUILDCON PVT. LTD.**

Sir,

I, **Manoj Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the "GANGA HEIGHTS., Block-A&B," Building of the Project, situated on the plot bearing khata no,- **87 & 159,** Plot No. **-1655,1656 & 1652** of the land situated in **KENDUAI, PS.- CHAND CHOURA,** village-**GAYA** , ,Block- **GAYA** division- **GAYA** ,District **GAYA** ,PIN-**823001,** admeasuring **2023.10** sq. mts., area being developed by the Promoter GHARONDA BUILDCON PVT. LTD.

1. Following technical professionals are appointed by Owner/ Promoter:
   - (i) Shri **Manoj Kumar** as L.S./Architect;
   - (ii) Shri **Manoj Kumar** as Structural Consultant (
   - (iii) Shri **Krishna Gopal Prasad** as Mechanical/ Electr./ Plumbing Consultant (MEP)
   - (iv) Shri **NITISH KUMAR** as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number **BRERA P00113-1/74/R28/2018** under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE-A

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	**100% BLOCK-A & B**
2	Number of Basement(s) and Plinth	**01,50%**
3	Number of Podiums	**N/A,0%**
4	Stilt Floor	**65%**
5	Number of Slabs of Super Structure	**07- 95%**
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	**0% BLOCK-A ,100% BLOCK-B**
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	**0% BLOCK-A ,100% BLOCK-B**
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	**00% BLOCK-A ,100% BLOCK-B**
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0% BLOCK-A ,100% BLOCK-B**
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 requirements as may be required to obtain Occupation/ Completion Certificate.	**0% BLOCK-A ,100% BLOCK-B**

TABLE-B

Internaland External Development Works in respect of the entire Registered Phase.

Sr.No.	Common area sand Facilities, Amenities	Proposed (Yes/No) A	B	Percentage of Work done A	B	Details
1	Internal Roads & Foot-paths.	YES	YES	50 %	90 %	Work is in progress
2	Water Supply	YES	YES	-	100 %	Work is in progress
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	YES	-	100 %	Work is in progress
4	Storm Water Drains	-	-	-	-	Not required
5	Landscaping & Tree Planting.	YES	YES	-	-	Work is in progress
6	Street Lighting	YES	YES	-	-	Work is in progress
7	Community Buildings	NO	NO	-	-	Not required
8	Treatment and disposal Of sewage and sullage water	NO	NO	-	-	Not required
9	Solid Waste Management & Disposal.	YES	YES	-	100 %	Work is in progress
10	Water conservation, Rain water harvesting.	YES	YES	-	100 %	Work is in progress
11	Energy management	YES	YES	100 %	100 %	Work is in progress
12	Fire protection and fire Safety requirements	YES	YES	-	100 %	Work is in progress
13	Electrical meter room, sub-station, receiving Station.	YES	YES	-	90 %	Work is in progress
14	Others(Option to Add more).					

Yours Faithfully,

Manoj Kumar (MANOJ KUMAR)

Signature & Name (IN BLOCK LETTERS) of L.S./ Architect

(Registration No./License No- A-14/2015-16)

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