GHARONDA BUILDCON PVT. LTD.

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

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

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending September of 2022.

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00113-2/156/R-1308/2022	Name of Project/Phase of Registered Project	GHARONDA COMPLEX
Name of Promoter	GHARONDA BUILDCON PRIVATE LIMITED	Project Address	Gaya Sherghati Road, Paharpur, Near A T Gate (Khesra/ Plot No.- 1122, Khata No.- 107, Ward No.- 29, Mauza – Kaler), District – GAYA, State- BIHAR.
Name of Co-promoter			
Project Registration is valid up to	25- 10- 2025		
Starting date of Project or Phase of the Project	25- 10- 2021		
Type of Project or Phase of the Project	Residential & Commercial		
Period of validity of map by the Competent Authority			

Gharonda Buildcon Pvt. Ltd.

Director

GHARONDA BUILDCON PVT. LTD.

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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 –
	1. 3BHK -	4	884		1. Booked/ Allotted- NIL
	2. 3BHK, -	4	924		2. Sold - NIL
	3. SHOP -	1	1061		
	4. SHOP -	1	285		
	5. SHOP -	1	176		
	6. SHOP -	1	984		
	7. 3BHK -	4	986		

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -0 2. Sold -0	

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.				

Gharonda Buildcon Pvt. Ltd.

Director

Builder / Developer / Contractor / Estimator / Valuer etc.

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

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

V. Construction Progress of the Project

1. Plan Case No. 125/20-21 (To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100 %
2.	Basements (if any)	50 %
3.	Podiums (if any)	NO
4.	Plinth	NO
5.	Stilt Floor	NO
6.	Slabs of Super Structure	NO
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	NO
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NO
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	NO
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NO
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical	NO

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Director

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

	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	NO	0%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	

Gharonda Buildcon Pvt. Ltd.
Director

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

7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	NO		

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.	**120000329543**

Gharonda Buildcon Pvt. Ltd.

Director

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

2.	Estimated Cost of the Project including land cost at the start of the Project	500,00,000.00	
3.	Amount received during the Quarter	1862000.00	
4.	Actual Cost Incurred during the Quarter	1865920.00	
5.	Net amount at end of the Quarter	20460.00	
6.	Total expenditure on Project **till date**	3490253.00	
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.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
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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Computer Foundation Pvt. Ltd
Computer Aided Structural Designer

FORM No. 2

[Regulation 3]

ENGINEER'S CERTIFICATE

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

Date: ...

To,

Gharonda Buildcon Pvt Ltd

Subject :- Certificate of Cost incurred for Development og Gharonda Complex for construction of building bearing the registration number Bihar RERA Registration No. (BRERAP00113-2/156/R-1308/2022] situated at the plot bearing khata no. 107, Plot no.1122, demarcated by its Latitude (N)24.75'98.42" Longitude (E) 85.94'84.62" of the land situated in Gaya Sherghati Road, village- Paharpur, Block- Gaya, Division –Gaya, Ditrict- Gaya PIN- 823001 admeasuring 673.23 sq.mts. area being developed by the promoter GHARONDA BUILDCON PVT LTD.

Ref: Bihar RERA Registration Number BRERAP00113-2/156/R-1308/2022

Sir,

I Manoj Kumar have undertaken assignment of Structural Engineer Arctitect / Licensed surveyor of certificate percentage of completion of construction work of GHARONDA COMPLEX / Gharonda Buildcon Pvt Ltd. Of project situated on the plot wherein building BRERAP00113-2/156/R-1308/2022 final plot no 1122, khata no-107 admeasuring 673.23 sq.mts. area being developed by GHARONDA BUILDCON PVT LTD.

1>Following technical professionals are appointed by Owner / Promoter: —

i. M/s /Shri Manoj Kumr as L.S. / Architect;
ii. M/s /Shri Manoj Kumar as Structural Consultant
iii. M/s /Shri/Smt _____ as MEP Consultant
iv. M/s /Shri/Sm as Quantity Surveyor *

We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, 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 (name of the schedule of Rates) ------- and

15-10-2022
Er. MANOJ KUMAR
Chartered Engineer (India)
Lic. No. M-151850

Drawings/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 _____ Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **3,00,00,000.00** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at Rs. **34,90,253.00** ----------(Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

4. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from _____ (planning Authority) is estimated at Rs. **2,65,09,747.00** (Total of Table A and B).

5. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building GHARONDA COMPLEX

(To be prepared of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on **25-10-2021** date of Registration is	Rs. **3,00,00,000.00**
2	Cost incurred as on **30-09-2022** (Based on the Estimated cost)	Rs. **34,90,253.00**
3	Work done in Percentage (As Percentage of the estimated cost)	**11.63** %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. **2,65,09,747.00**
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs._____

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. _____

Manoj Kumar 15-10-2022

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

2	Cost incurred as on _____ (Based on the Estimated cost).	Rs. _____
3	Work done in Percentage (As Percentage of the estimated cost).	_____%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. _____
5	Cost Incurred on Additional /Extra Items as on_____not included in the Estimated Cost (Annexure A).	Rs. _____

Manoj Kumar
15-10-2022
Er. MANOJ KUMAR
Chartered Engineer (India)
Lic. No. M-151850-4

*** Note:**

Yours Faithfully,

Signature of Engineer.(License No .....)

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

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.- Gaya Sherghati Road, Paharpur, Near at Gate.

Subject: Certificate of Percentage of Work executed (July 2022 to September 2022) in the project "*GHARONDA COMPLEX*" having **01(one)** No. of Building bearing the registration no. [Bihar RERA Registration Number] **BRERAP00113-2/156/R-1308/2022** and being developed on the Plot bearing khata no,- **107,** Plot No. **-1122** ,demarcated by its Latitude **(N) 24° 75' 98.42"**, Longitude **(E) 85° 94' 84.62"** of the land situated in **GAYA SHERGHATI ROAD** ,village- **PAHARPUR** , Block- **GAYA** division- **GAYA** ,District **GAYA** ,PIN- **823001,** admeasuring **673.23** 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 "*GHARONDA COMPLEX*" Building of the Project, situated on the plot bearing khata no,- **107,** Plot No. **-1122** of the land situated in **GAYA SHERGHATI ROAD** ,village- **PAHARPUR** , Block- **GAYA** division- **GAYA** ,District **GAYA** ,PIN- **823001,** admeasuring **673.23** 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 **BRERAP00113-2/156/R-1308/2022** 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	**100,0%**
2	Number of Basement(s) and Plinth	**01,30%**
3	Number of Podiums	**N/A,0%**
4	Stilt Floor	**0 %**
5	Number of Slabs of Super Structure	**06- 0%**
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	**0%**
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	**0%**
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	**0%**
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**
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%**

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-paths	Yes	0%	Work is not start
2	Water Supply	Yes	3%	SELF BORING
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	Work is not start
4	Storm Water Drains	Yes	0%	Work is not start
5	Land scaping & Tree Planting.	Yes	0%	Work is not start
6	Street Lighting	Yes	0%	Work is not start
7	Community Buildings	NO	0%	Not required
8	Treatment and disposal of sewage and sullage water	NO	0%	Not required
9	Solid Waste management & Disposal.	NO	0%	Not required
10	Water conservation, Rain water harvesting.	Yes	0%	Work is not start
11	Energy management	Yes	0%	Not required
12	Fire protection and fire safety requirements	Yes	0%	Not required
13	Electrical meter room, Sub-Station, receiving station.	Yes	0%	Not required
14	Others (Option to Add more).			

Yours Faithfully,

Manoj Kumar (MANOJ KUMAR)

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

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

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