



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 MARCH of 2024.

PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00113-003/17/R-1700/2024	Name of Project / Phase of Registered Project	GANGA HEIGHTS PHASE 2
Name of Promoter	GHARONDA BUILDCON PRIVATE LIMITED	Project Address	01d Gaya Bodhgaya Road, Kendua, Sadar Gaya (Khesra / Plot No- 1655, 1656 & 1652 (P), 1675, 1676, 1679, Khata No.- 87, 159, Thana No- 323, Mauza- Kendua),
Name of Co-promoter			
Project Registration is valid upto	29/12/2028		
Starting date of Project Phase of the Project	06/03/2024		
Type of Project Phase of the Project	Residential		
			Gharonda Buildcon Pvt. Ltd

Rishav
Director

Builder / Developer / Contractor / Estimator / Valuer etc.

Period of validity of map by the Competent Authority			
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II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Flat Type		Carpet Area	Total Number of sanctioned apartments
BLOCK - C B+G+8	2 BHK 3 BHK 4 BHK	56		Total Number of Flats - 239 1. Booked/Allotted 0 2. Sold - 0
BLOCK - D B+G+8	1 BHK 2 BHK 3 BHK	40		
BLOCK - E (EWS) B+G+8	1 BHK 2 BHK 3 BHK	63		
BLOCK - F B+G+8	3 BHK	80		
CLUB HOUSE G+4	Hall, Single rooms, Gym, Indoor stadium	2 6 1 1		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total Number of sanctioned Garages	Total Number of Garages:	189
		1. Booked/Allotted -	0
		2. Sold -	0
Block C Block D & E Block F			

Gharonda Buildcon Pvt. Ltd

Ridhwan
Director

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.				

V. Construction Progress of the Project

1. Plan Case No. _____ (To be added 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)	0%
2.	Basements (if any)	0%
3.	Podiums (if any)	0%
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	0%

Gheronda Buildcon Pvt. Ltd

Rishav
Director

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 Water Tanks.	0%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC, Electrical fittings, Mechanical	0%
	Equipment, compliance to condition of environment/CRZNOC, 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 complete project as per Specifications in Agreement of Sale. Any other activities.	0%

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

Gharonda Buildcon Pvt. Ltd

P. Mah
Director

(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	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%	
7.	Community Buildings	Yes	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0%	
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	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	
16.	Others (Option to Add More)			

Gharonda Builders Pvt. Ltd

Rishabh
Director

VIA EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOT DEVELOPMENT				
		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As per date of certificate)	Details
1.	Internal Roads and footpaths			
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. GEOTAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT

Gharonda Buildcon Pvt. Ltd

Rishu
Director

(A)	Sr.No.		
	1.	FrontElevation	
	2.	RearElevation	
	3.	SideElevation	
(B)		Photographofeachfloor	

VIII. Financial Progress of the Project		
S.No.	Particulars	Amount(InRs.)
(1)	(2)	(3)
1.	Project Account No.	120026664821
2.	Estimated Cost of the Project including land cost at the start of the Project	70,00,00,000.00
3.	Amount received during the Quarter Received from directors: Rs.3,10,000 TOTAL	Rs.3,10,000.00
4.	Actual Cost Incurred during the Quarter . Expense during the quarter Rs.3,02,154 Actual cost during the year TOTAL Rs.	Rs. 3,02,154.00 Rs. 3,02,154.00
5.	Net amount at end of the Quarter	Rs.7846
6.	Total expenditure on Project till date	3,02,154.00
7.	Cumulative fund collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

IX. Details of Mortgage or Charge if any created

Gheronde Buildcon Pvt. Ltd

Rishu
Director

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 0
2.	Agreement for Sale 0
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART	
Whether 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 knowledge and nothing material has been concealed herefrom. I am/we are executing this undertaking to attest to the truth of a II the foregoing and to apprise the Authority of such facts as mentioned as well as for what ever other legal purpose this undertaking may serve.

Gharonda Buildcon Pvt. Ltd

Rishav
Director

Signature of Promoter

Name: RISHAV BHARTIA

Date: 15-7-2024

FORM No.1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date 19.07.2024

TO,
GHARONDA BUILDCON PVT LTD
Managing Director GOPAL SHARAN BHARTIA,
AT: KENDUAI, BODH GAYA ROAD

SUBJECT: Certificate of Percentage of Work executed (JANUARY 2024 TO MARCH 2024) in the project "GANGA HEIGHTS PHASE 2" having 04 (four) No. of Building bearing the Registration no. [Bihar RERA Registration Number] BRERAP00113-003/17/R-1700/2024 and being developed on the Plot bearing khata no : 1655, 1656 & 1652 (P), 1675, 1676, 1679, Khata No.-87, 159, Thana No- 323 demarcated by its boundaries Latitude 24.753486, and Longitude 85.009088 of the land situated in 01d Gaya Bodhgaya Road, Kendua, Sadar Gaya (Khesra/ Plot No- 1655, 1656 & 1652 (P), 1675, 1676, 1679, Khata No.-87, 159, Thana No- 323, Mauza- Kendua admeasuring 7526.423 sq m. area being developed by the Promoter GHARONDA BUILDCON PVT LTD

Sir

I Manoj Kumar, have under taken assignments Architect/Licensed Survey or of certifying Percentage of execution of Work of the "GANGA HEIGHTS PHASE 2 ", **Block -F** Building of the Project,
Situating on the plot 01d Gaya Bodhgaya Road, Kendua, Sadar Gaya (Khesra/ Plot No-1655, 1656 & 1652 (P), 1675, 1676, 1679, Khata No.-87, 159, Thana No- 323, Mauza- Kendua bearing, admeasuring 7526.423 sq. mts area being developed by Promoter GHARONDA BUILDCON PVT LTD

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

- (i) Shri. Manoj Kumar as L.S./Architect;
- (ii) Shri Vijay Kumar as Structural Consultant
- (iii) Shri Krishna Gopal Prasad as Mechanical/Electrical/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 [BRERAP00113-003/17/R-1700/2024] and 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.

Manoj Kumar
MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

TABLE-A

Building/Wing Number _____ (to be prepared separately for each Building/Wing of the Project)

Sr.No.	Tasks/Activity	Percentage of work done
1	Excavation	0%
2	Number of Basement(s) and Plinth	2
3	Number of Podiums	N/A
4	Stilt Floor	N/A
	Number of Slabs of Super Structure	0%


MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

6	Internal Walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows To each of the Flat/Premises.	0%
7	Sanitary Fittings with in the Flat/Premises, Electrical Fittings with in the Flat/Premises.	0%
8	Staircases, Lifts Well sand Lobbies at each Floor level connecting Stair cases and Lifts, Over head and Underground Water Tanks.	0%
9	The external plumbing and external plaster, elevation, completion of terraces with Water proofing of the Building/Wing.	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fitting to common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area 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%	
2	Water Supply	Yes		0%	
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes		0%	
4	Storm Water Drains	Yes		0%	
5	Landscaping & Tree Planting.	Yes		0%	
6	Street Lighting	Yes		0%	
7	Community Buildings	Yes		0%	
8	Treatment and disposal Of sewage and sullage water	Yes		0%	
9	Solid Waste Management & Disposal.	Yes		0%	
10	Water conservation, Rainwater harvesting.	Yes		0%	


MANOJ KUMAR
 (Architect)
 CoA No.-CA/2002/29414

11	Energy management	Yes			0%	
12	Fire protection and fire Safety requirements	Yes			0%	
13	Electrical meter room, sub-station, receiving station.	Yes			0%	
14	Others (Option to Add more).					

Yours Faithfully,

Manoj K (MANOJ KUMAR)

Signature & Name (IN BLOCK LETTERS)
of L.S/ Architect (Registration No. / License No)

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

FORM No.2
[Regulation 3]
ENGINEER'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account-Projectwise)

Date: 19/07/2024

To,

Gharonda Buildcon Private Limited,

SUBJECT : Certificate of Cost Incurred for Development of **GANGA HEIGHTS PHASE 2** for Construction of building bearing the registration number Bihar RERA Registration Number **BRERAP00113-003/17/R-1700/2024** situated on the Plot bearing by its demarcated by its Latitude (N) **24.753486** and Longitude (E) **85.009088** of the land situated at Old Gaya Bodhgaya Road, Kendua, Sadar Gaya (Khesra/ Plot No-1655, 1656 & 1652 (P), 1675, 1676, 1679, Khata No.-87, 159, Thana No- 323, Mauza- Kendua) area being developed by the **GHARONDA BUILDCON PRIVATE LIMITED.**

Ref: Bihar RERA Registration Number [BRERAP00113-003/17/R-1700/2024]

Sir,

I, **VIJAY KUMAR**, have undertaken assignment of Structure Engineer Architect/ Licensed surveyor of certificate percentage of completion of construction work of **GANGA HEIGHTS PHASE 2 / Gharonda Buildcon Private Limited** of project situated on the plot wherein building [(BRERAP00113-003/17/R-1700/2024)] Gaya Bodhgaya Road, Kendua, Sadar Gaya (Khesra/ Plot No-1655, 1656 & 1652 (P), 1675, 1676, 1679, Khata No.-87, 159, Thana No- 323, Mauza- Kendua) admeasuring 2023 sq. mts. area being developed by Gharonda Buildcon Private Limited.

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

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

2. 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


ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

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.

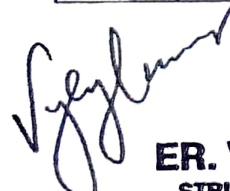
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **46,00,00,000** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 3,02,154.00 (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.
5. 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. **45,96,97,846.00** (Total of Table A and B).
6. 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 GANGA HEIGHTS PHASE 2 (Block - F)
(To be prepared of the Real Estate Project)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 07/06/2024 date of Registration is	Rs. 46,00,00,000.00
2	Cost incurred as on 31-3-2024 (Based on the Estimated cost)	Rs. 302154.00
3	Work done in Percentage (As Percentage of the estimated cost)	0.%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 45,96,97,846.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____

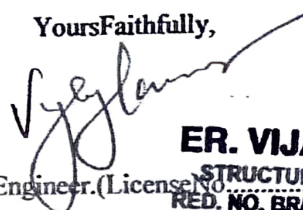
TABLE B
(To be prepared for the entire registered phase of the Real Estate Project)

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. _____


ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

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. _____

Yours Faithfully,



ER. VIJAY KUMAR

Signature of Engineer. (License No. _____)

STRUCTURAL ENGINEER

REG. NO. BR/UDHD/SE/23-0077

***Note:**

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 a amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.



FORM-3

[See section 4(2) (I) (D) of RERA Act]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY)

RERA Registration number BRERAP00113-003/17/R-1700/2024 dated 10.6.24 Project Name- GANGA HEIGHTS PHASE 2 being developed by M/S GHARONDA BUILDCON PRIVATE LIMITED having its Registered Office at 01d Gaya Bodhgaya Road, Kendua, Sadar Gaya (Khesra/ Plot No-1655,1656 & 1652 (P), 1675, 1676, 1679, Khata No.-87, 159, Thana No- 323, Mauza- Kendua),

For the quarter ending 31st March, 2024

Sr. No.	Particulars		Amount (Rs. In Lakh)	
			Estimated	Incurred
1(i)	Land Cost :			
	A	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	2400.00	2400.00
	B	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	-	-
	C	Acquisition cost of TDR (if any)		
	D	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	Included in point no. 1(i)(a)	Included in point no. 1(i)(a)
	E	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
	F	Under Rehabilitation scheme:		
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by		



			the CA	-	-
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Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)

		(iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	-	-
		(iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
			Sub-Total of Land Cost	2400.00	2400.00

Sr. No.	Particulars			Amount (Rs. In Lakh)	
				Estimated	Incurred
1(ii)	Development Cost/ Cost of Construction :				
	A	(i)	Estimated Cost of Construction as certified by Engineer	4600.00	3.02
		(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	

Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)

Sr. No.	Particulars			Amount (Rs. In Lakh)	
				Estimated	Incurred



	(iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.		
	B	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		
	C	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	-	-
		Sub-Total of Development Cost	4600.00	3.02

Sr. No.	Particulars	Amount (Rs. In Lakh)
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	7000.00
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	2403.02
4	% completion of Construction Work (as per Project Architect's Certificate)	As per form 1 attached
5	Proportion of the Cost incurred on Land Cost and _____% Construction Cost to the Total Estimated Cost. (3/2 %)	34.32%



6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)	
Sr. No.	Particulars	Amount (Rs. In Lakh)
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	3.02
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate This certificate is being issued for RERA compliance for the project of GANGA HEIGHTS PHASE 2 being developed by M/S GHARONDA BUILDCON PRIVATE LIMITED RERA Registration BRERAP00113-003/17/R-1700/2024 number dated 10.6.24 is based on the records and documents produced before me and explanations provided to me by the management of the Company.	4596.98

In view of no format for withdrawal of money under Bihar RERA Act, the calculations and format has been adopted from the format of Form 3 given under the Maharashtra Real Estate Regulatory Authority (General) Regulations, 2017

Sudhanshu Kumar Rakesh
CA Sudhanshu Kumar Rakesh
Chartered Accountant
M. No.- 449009
UDIN- 24449009BKDHQW4518



Date- 20-07-2024
Place:- Patna