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-13/01/2025

To,

The Gharana Associate Infra Promoters Pvt . Ltd. ,

_ Ground Floor, L J Gharana Complex Behind Hotel Gharana, Gaya.

Subject: Certificate of Percentage of Completion of Construction Work of -01 No. of Building(s)/ - 01 Wing(s) of the – 01 Phase of the Project [Bihar RERA Registration Number- Reg No: BRERAP00167-010/91/R-1602/2023]situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No. 275/275/1180 Khata No. 04,272-demarcated by its boundaries (latitude-24.7828969 and longitude-85.0031187 of the end points) Munni Ram Dubey to the North , 10" Wide Road , Rakesh Kumar , N B Saran to the South ,10"Wide Road to the East, 40"Wide to the West of Division - Gaya village –Gaya ,Block- Sameer Takiya District –Gaya, PIN 823001 admeasuring 1476 sq.mts. area being developed by Gharana Associate Infra Promoters Pvt . Ltd.

Sir,

I/ We Prashant Sinha have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 01 Building(s)/-01 -- Wing(s) of the ---01-- Phase of the Project, situated on the plot bearing Final Plot No. - 275/275/1180 Khata No. 04,272 of Division – Gaya , Village- Gaya ,Block –Sameer Takiya District –Gaya PIN 823001 admeasuring 1476 sq.mts.area being developed by Gharana Associate Infra Promoters Pvt . Ltd.

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

(i) M/s/Shri/Smt. Prashant Sinha as L.S. / Architect;

(ii) M/s /Shri / Smt. ———————————— as Structural Consultant

(iii) M/s /Shri / Smt. ———————————— as MEP Consultant

(iv) M/s /Shri / Smt. ———————————— 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

S.No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (19/06/2027)
1.	Excavation (if any)	100%	05-Apr-24
2.	Basements (if any)	90%	20-Sep-24
3.	Podiums (if any)	N/A	N/A
4.	Plinth	90%	20-Sep-24
5.	Stilt Floor	N/A	N/A
6.	Slabs of Super Structure	70%	15-Jul-25
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	10%	15-Jan-26
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	15-Feb-26
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	30%	15-Feb-26
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	15-Mar-26
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%	30-Jun-26

Yours Faithfully,

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

(Registration No./License No. .....)

10/01/2025

ARCHITECT
PRASHANT SINHA
(B. Arch.)
Council of Architecture
Regd. No.-CA/2015/69780

Table B

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

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (19/06/2027)
1.	Internal Roads & Footpaths	Yes	0%	15-Jun-26
2.	Water Supply	Yes	0%	15-Jun-26
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	15-Jun-26
4.	Storm Water Drains	Yes	0%	15-Jun-26
5.	Landscaping & Tree Planting	No	N/A	
6.	Street Lighting	Yes	0%	30-Jun-26
7.	Community Buildings	No	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	No	N/A	
9.	Solid Waste Management & Disposal	No	N/A	
10.	Water Conservation/Rain Water Harvesting	Yes	0%	30-Jun-26
11.	Energy Management	No	N/A	
12.	Fire Protection and Fire Safety Requirements	Yes	0%	30-Apr-26
13.	Closed Parking	Yes	0%	25-Feb-26

FORM No. 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

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

Date :----------

To,
The Gharana Associate Infra Promoters Pvt . Ltd. (Name & Address of Promoter),
_ Ground Floor, L J Gharana Complex Behind Hotel Gharana Gaya

Subject : Certificate of Cost Incurred for Development of [Project Name]-Navneet Gharana for Construction of 01 building(s)/Wing -01 (s) of the 01 Phase (Bihar RERA Registration Number- BRERAP00167-010/91/R-1602/2023) situated on the Plot bearing Final Plot No. 275/275/1180 Khata No. 04,272 demarcated by its boundaries (latitude-24.7828969 and longitude-85.0031187 of the end point)-Munni Ram Dubey to the North , 10" Wide Road , Rakesh Kumar , N B Saran to the South ,10"Wide Road to the East, 40"Wide to the West of Division Gaya
village – Gaya , Block- Sameer Takiya District –Gaya, PIN 823001 admeasuring - 1476 sq.mts. area being developed by Gharana Associate Infra Promoters Pvt . Ltd

Ref: Bihar RERA Registration Number - BRERAP00167-010/91/R-1602/2023

Sir,

I Manish Kumar_ have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being 01_ Building(s)/ 01 Wing(s) of the 01 Phase situated on the plot bearing Final Plot No. -275/275/1180 KhataNo.-04.272 of Division – Gaya , Village –Gaya Taluka – Sameer Takiya
District -Gaya PIN 823001 admeasuring – 1476 sq.mts. area being developed by [Gharana Associate Infra Promoters Pvt . Ltd] Following technical professionals are appointed by Owner / Promoter :—

(i) M/s /Shri/Smt Prashant Sinha as L.S. / Architect ;
(ii) M/s /Shri/Smt _____ 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 Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Manish Kumar 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. _____(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 Gaya Municipal corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. _____(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 Gaya Municipal Corporation (planning Authority) is estimated at Rs. _____(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 /Wing bearing Number (1) or called (1)
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 11-09-2023 date of Registration is	Rs. 112100000.00
2	Cost incurred as on 31-12-2024 (based on the Estimated cost)	Rs. 2,58,63,990
3	Work done in Percentage (as Percentage of the estimated cost)	35 %

4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,62,36,010
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. _____N/A_____

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 11-09-2023 date of Registration is	Rs. 112100000.00
2	Cost incurred as on 31-12-2024 (based on the Estimated cost).	Rs. 2,58,63,990
3	Work done in Percentage (as Percentage of the estimated cost).	35 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 8,62,36,010
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,

Signature of Engineer.

(Licence No.)

Certified by
Er. Manish Kumar
Registered Structure Engineer
Gaya Municipal Corporation, GAYA
Registration No.- SE13/19-20

* 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 Occupation 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 (*).

ANANT DOKANIA & CO LLP
Chartered Accountants

3RD FLOOR ROYAL HEIGHT,SINGH MORE,SATYARI TOLI,RANCHI JHARKHAND 834003
Ph. 9599327928
e-mail : onkar869@gmail com

FORM No. 3			
[See Regulation 3]			
Cost of Real Estate Project:		₹	112,100,000
Bihar RERA Registration Number	BRERAP00167-010/91/R-1602/2023		
Sr. No.	Particulars	Amount in (INR)	
		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.	₹	-
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)	₹	1,200,000
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	₹	-
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	₹	-
d.	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.	₹	-
	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	₹	1,200,000

ANANT DOKANIA & CO. LLP ★ JHARKHAND ★ CHARTERED ACCOUNTANTS
FRN No. 007406C/C400012

No.	Particulars	Amount in (INR) Estimated Incurred
(ii)	**Development Cost/ Cost of Construction :**	
a.	(i) Estimated Cost of Construction as certified by Engineer.	₹ 112,100,000
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA	₹ 26,253,371
	Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	
	(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	₹ 2,581,579
	All costs directly incurred to complete the (i) construction of the entire phase of the project registered.	
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	₹ 442,684
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;	₹ 453,299
	Sub-Total of Development Cost	₹ **29,730,934**
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	₹ 112,100,000.00
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	₹ 30,930,934.03
4	% completion of Construction Work	28.00%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	27.59%
6	Amount Which can be withdrawn from the Designated Account.	
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	₹ 112,100,000.00
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	30,930,934
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 Company GHARANA ASSOCIATE INFRAPROMOTERS PRIVATE

Date: 14/01/2025 Place: Ranchi

UDIN: 25456513BMNSWL5292

ANANT DOKANIA & CO. LLP ★ CHARTERED ACCOUNTANTS ★ JHARKHAND FRN NO 007408C/C400012

For Anant Dokania & Co. LLP
Chartered Accountants
Firm Regn No.: 007408C

Onkarnath

Ca. Onkar Nath
Partner
M. No. 456513

Additional Information For Ongoing Projects

Sr. No.	Particulars	Amount Estimated incurred
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV	₹ 81,159,065.97
2	Balance amount of receivables from sold apartments (as per Annexure A to this certificate(as certified by Chartered Accountant as verified from the records and books of Accounts)	₹ 41,108,571.45
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	504.77
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA)as per Annexure A to this certificate	₹ 50,256,380.00
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	₹ 91,364,951.45
5	Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account If 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	₹ 63,955,466.02

This certificate is being issued for RERA compliance for the Company GHARANA ASSOCIATE INFRAPROMOTERS PRIVATE LIMITED and is based on the records and documents produced before me and explanations provided to me by the management of the Company.



(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs. 8: 100 per sq.mts.

Sr. No.	Flat No.	Carpet Area	Unit Consideration as per Read Reckoner
1	402 "E"	78.22	₹ 6,500,080.00
2	405 "NW"	78.22	₹ 6,500,080.00
3	501 "NE"	78.22	₹ 6,500,080.00
4	502 "E"	78.22	₹ 6,500,080.00
6	605 "NW"	78.22	₹ 6,500,080.00
7	Commercial-Ground Floor	213.67	₹ 17,755,980.00
		605	**₹ 50,256,380.00**

ANANT DOKANIA & CO. LLP
CHARTERED ACCOUNTANTS
JHARKHAND
FRN NO. 007408C/C400012

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr. No.	Flat No.	Carpet Area [In Sq. Mtr.]	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	601 "NE"	78.22	6500000	1904762	4595238.5
2	404 "SW"	78.22	6500000	2219047	4280952.76
3	203 "SE"	78.22	7200000	4114285	3085714.52
4	205 "NW"	78.22	7440000	4491428	2948571.86
5	201 "NE"	78.22	6500000	3085716	3414284.43
6	202 "E"	78.22	6500000	1095237	5404762.53
7	204 "SW"	78.22	6500000	1858096	4641904
8	401 "NE"	78.22	6500000	3524762	2975237.66
9	403 "SE"	78.22	6500000	2190476	4309524.24
10	602 "E"	78.22	6500000	1047619	5452380.95
		782	**66640000**	**25531428.55**	**41108571.45**

ANANT DOKANIA & CO. LLP. CHARTERED ACCOUNTANTS JHARKHAND FRN No 007408C/C400012

FORM-7
[REGULATION-9]
Quarterly progress report for quarter ending Dec of 2024(year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	RegNo:R/UDHD/BLDR/23-0268 CIN No:70101BR2011PTC017415	Name of Firm	Gharana Associate Infra Promoters Pvt. Ltd.
Firm Address :	Ground Floor, L J Gharana Complex Behind Hotel Gharana Gaya.		
Total Experience of promoter in Real Estate sector	13 Years		
Total Experience in Real Estate after Implementation of RERA	7Years		
No of Project don Before Implementatio of RERA	1. Residential 2. Commercial 3. Residential -cum commercial 4.Plotted Project	Residential - 3 Residential-cum Commercial - 3	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential -cum commercial 4.Plotted Project	Residential - 5 Residential-cum Commercial - 1	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00167-010/91/R-1602/2023	Name of Project/Phase Of Registered Project	Navneet Gharana
Name of Promoter	Gharana Associate Infra Promoters Pvt., Ltd.	Project Address	Chandchaura Gabda er, Gaya
Name of Co-promoter			
Project Registration is valid up to	10-06-2027		
Starting date of Project or Phase of the Project	11-09-2023		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4,Plotted project	Residential Cum-Commercial	
Period of validity of map by the Competent Authority	5 years (From 25-10-2022)		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share – 15 1.Booked/ Allotted - 1 2.Sold-	Total Number of Apartments in Landowner's share – 15 3.Booked/ Allotted - Sold -
	1. 1BHK 2. 2BHK , - 3. 3BHK 4. Shop 5. Bungalow- 6. Plot etc.	3BHK	25297.34 Sq.ft.	-30Flats	Percentage of booking	Percentage of booking

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number. These details may not be available to common people.

Name	Address	contact number	Email id (If any)
1.Amrita Kumari	Singh Niwas Near Bus Depot , Gaya , Bihar	7250636333	
2.Reena Rani	Umesh Chandra Road Guru Gas Agency , Nadragunj, Gaya , Bihar	8390323333	
3.Sudhir Kumar Singh	Mohanpur , near Shiv Mandir , Gaya , Bihar	8789988942	
4.Devendra Kumar	Jogiya Bagicha , Near Rajendra Aashram , Gaya , Bihar	7762008989	

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	30
01	30	1. Booked/Allotted - 2. Sold -	

V. DETAILSOFBUILDINGAPPROVALS (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.				

VI. CONSTRUCTIONPROGRESSOFTHEPROJECT			
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)	Expected Completion date in (19/06/2027) Format
1.	Excavation (if any)	100%	05-Apr-24
2.	Basements (if any)	90%	20-Sep-24
3.	Podiums (if any)	N/A	N/A
4.	Plinth	90%	20-Sep-24

VII. 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)	Expected Completion date in (19/06/2027) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads &Footpaths	Yes	0%	15-Jun-26
2.	Water Supply	Yes	0%	15-Jun-26
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	15-Jun-26
4.	Storm Water Drains	Yes	0%	15-Jun-26
5.	Landscaping & Tree Planting	No	N/A	N/A
6.	Street Lighting	Yes	0%	30-Jun-26
7.	Community Buildings	No	N/A	N/A
8.	Treatment and Disposal of Sewage and Sullage Water	No	N/A	N/A
9.	Solid Waste Management & Disposal	No	N/A	N/A
10.	Water Conservation /Rain Water Harvesting	Yes	0%	30-Jun-26
11.	Energy Management	No	N/A	N/A
12.	Fire Protection and Fire Safety Requirements	Yes	0%	30-Apr-26
13.	Closed Parking	Yes	0%	25-Feb-26
14.	Open Parking	Yes	0%	30-Apr-26
15.	Electrical Meter Room, Sub- Station, Receiving Station	Yes	0%	30-Jun-26

16.	Others (Option to Add More)	No	N/A	N/A

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENTAGEOF ACTUALWORK DONE(As on date Of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
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			

IX. GEO TAGGED AND DATE PHOTOGRAPH OF (EACHBLOCK) OF THE PROJECT			
(A)	Sr.No.		
	1.	Front Elevation	"
	2.	Rear Elevation	

	3.	Side Elevation	
		Photograph of each floor	

X.	FINANCIALPROGRESSOFTHEPROJECT	
S.No . (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	5944002100003004
2.	Estimated Cost of the Project including land cost at The start of the Project	112100000.00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	42100000.00
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter	1,35,28,000
6.	Actual Cost Incurred during the Quarter	64,66,634.43
7.	Net amount at end of the Quarter	
8.	Total expenditure on Project till date	2,58,63,990
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter In question	

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS	
A	List of Legal Cases(if any) – On Project / Promoter

1.	Case No.	N/A
2.	Name of Parties	N/A
3.	No of Execution Cases against this project Case No. Name of Parties	N/A
4.	No of Suo - Moto cases against this project Case No. Name of Parties	N/A
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	N/A
B	Sale/Agreement for Sale During the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
3.	No. of possessions given to allottees	
XIII.PERCENTAGEOFWORKALONGWITHMILESTONECHART		
Weather 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 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.

GHARANA ASSOCIATES
HERA PROMOTERS PVT. LTD.

Signature of Promoter

Director

Name: Sanjay Kumar

Date: 14.01.25

INDIA NON JUDICIAL
Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2500058061
Certificate Issue Date	:	09-Jan-2025 01:37 PM
GRN No.	:	BHR202501002842301E
Unique Doc Reference	:	EST-BR-3500-2500001072
Party Name	:	GHARANA ASSOCIATE INFRA PROMOTERS PVT LTD
Purchased by	:	GHARANA ASSOCIATE INFRA PROMOTERS PVT LTD
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	1000 (One Thousand Only)
Reg. Fee (Rs.)	:	0 (Zero Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	0 (Zero Only)
Total Amount (Rs.)	:	1000 (One Thousand Only)

WELFARE STAMP BIHAR

NOTARY GOVT. OF BIHAR INDIA

Navneet Gharana Allottee's Association

IN 2500058359

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at https://enbandhan.bihar.gov.in or using enbandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Article 1: Name and Address

1. Navneet Gharana Allotees's Association

2. Office Address: Address of the project -Sameer Takiya Road , Gaya

3. Article 2: Purpose and Objectives

A. Purpose:

The primary purpose of the association is to safeguard the interests of all allottees and facilitate communicationas per Section 11 (4) (e) RERA Act, 2016. Promoter is responsible for formation of this association.

B. Objectives:

- To represent the collective interests of the allottees.
- To ensure transparency in dealings related to allotments.
- To engage with relevant authorities for infrastructural development etc.

Article 3: Membership

There would be two committees in each Association of Allottees:

i. General Body

All the allottees who have made bookings in the project would be members of the General Body by virtue of holding the status as Allottee.

ii. Executive Committee

All the members of the association, the General Body, would elect office bearers of the Executive Committee, one president, one secretary and one treasurer from amongst them as office bearers. In case, the total number of allottees in a real estate project is more than 50, one additional post of joint secretary would be created. These office bearers would jointly constitute the executive committee and would be entitled to take up issues concerning allottees on their behalf. The elected office bearers would hold the post for a period of three years.

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Article 4: Time of formation

Promoter shall form this Association of Allottees within a period of three months as soon as majority of allottees have made booking i.e. the number of bookings exceeds half of the total number of units in a given real estate project.

Article 5: Filling the vacant posts of office bearers

Incase any post of the office bearers becomes vacant for any (resignation/death etc.) the sane shall be filled within three months from the date ofvacancy.

The vacant post will be filled for remainder term of the person who vacated the office.

Members of the association would vote for election on of the vacant post in same manner in which an office bearer is to be elected as mentioned in Article 4.

Article 6: Format for providing information about the association of allottees formed by thepromoter as per Section 11 (4) (e) of RERA Act

Name of the Project- NAVNEET GHARANA

Name of the Association- Navneet Gharana Allotees's Association

Details of the Members of General Body (Details of Allottees)

Sr. Nn.	Name of the allottee	Flat No.shop/plotno.	Parking space Details	Mobile No. of allottee	Address of the allottee	Remarks
1.	Amrita Kumari	405 NW		7250636333	Singh Niwas Near Bus Depot Gaya , Bihar	
2.	Reena Rani	204SW		8390323333	Umesh Chandra Road Guru Gas Agency , Nadragunj , Gaya , Bihar	
3.	Sudhir Kumar Singh	401 NE		8789988942	Mohanpur , near Shiv Mandir Chiriawan , Gaya , Bihar	
4.	Devendra Kumar	201 NE		7762008989	Jogiya Bagicha , Near Rajendra Aashram, Gaya , Bihar	

Details of the office bearers

Sr. No.	Post	Name of the office bearer	Flat/shop/plot no.	Mobile No. of office bearer	Address of the office bearer	Remarks
L	President	Amrita Kumari	405 NW	7250636333	Singh Niwas Near Bus Depot Gaya , Bihar	——
2.	Secretary	Reena Rani	204SW	8390323333	Umesh Chandra Road Guru Gas Agency , Nadragunj , Gaya , Bihar	——

3.	Joint Secretary (If the total no. of allottees in a project is more than 50)	Sudhir Kumar Singh	401 NE	8789988942	Mohanpur , near Shiv Mandir Chiriawan , Gaya , Bihar	
4.	Treasurer	Devendra Kumar	201 NE	7762008989	Jogiya Bagicha , Near Rajendra Aashram, Gaya , Bihar	

Undertaking:

We solemnly affirm, declare and undertake that all the details stated above are true to the best of our knowledge and nothing material has been concealed here. 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.

Signature of President

GHARANA ASSOCIATES
INFRA PROMOTORS PVT. LTD.
Signature and Stamp of Promoter

Director

Signature of Secretary

Date

Signature of joint Secretary (If any)

Signature of **Treasurer**

Book No. 01 Sl. No. 18 Date ___
Solemnly affirm before me
10/01/25
NOTARY, Gaya (Bihar)

Stamp of Association of Allottees-

Adv.
10.01.25

Authorised Signatory