FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending June of 2024

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	Reg No: BR/UDHD/BLDR/23-0268 CIN No: U70101BR2011PTC017415	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	7 Years		
No of Project done Before Implementation 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	BRERAP00167-101/91/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 per, 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 Year (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 - 1. Booked / Allotted - 2. Sold-	Total Number of Apartments in Landowner's share - 15 3. Booked/ Allotted-07 Sold -00
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	3 BHK	25297.34 Sq.ft.	30 Flats	Percentage of booking	Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
01	30	1. Booked/Allotted -	30 07
		2. Sold -	00

V. 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.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No._____(To beaded 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 (dd/mm/yyy) Format
1.	Excavation (if any)	100%	05-Apr-24
2.	Basements (if any)	90%	20-Sep-24
3.	Podiums (if any)	NA	
4.	Plinth	90%	20-Sep-24
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	20%	15-Jul-25
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	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.	0%	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/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%	30-Jun-26

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0%	

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 (dd/mm/yyy) 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	NA	
6.	Street Lighting	Yes	0%	30-Jun-26
7.	Community Buildings	No	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	No	NA	
9.	Solid Waste Management & Disposal	No	NA	
10.	Water Conservation / Rain Water Harvesting		0%	30-Jun-26
11.	Energy Management	No	NA	

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	NA	

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK 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(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

X.	FINANCIAL PROGRESS OF THE PROJECT	
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	4282000.00
6.	Actual Cost Incurred during the Quarter	3024372.00
7.	Net amount at end of the Quarter	
8.	Total expenditure on Project **till date**	12449192.00
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.	
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale' during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
3.	No. of possessions given to allottees	
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
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
INFRA PROMOTERS PVT. LTD.
Sanjay Kumar
DIRECTOR

Signature of Promoter

Name: SANJAY KUMAR

Date: 15 July 2024