FORM-7

[REGULATION-9]

Quarterly progress report for quarter ending October 2024 (year)

I. PARTICULARS OF PROJECT			
Project registration no.	BRERAP00212-5/198/R-1504/2022	Name of Project /Phase of Registered Project	TWIN TOWER
Name of Promoter	NEERAJ KUMAR	Project Address	BIHTA-AMHARA ROAD NEAR NSIT ENGINEERING COLLEGE
Name of Co-Promoter	SHOBHA KUMARI		
Project Registration is valid up to	21/03/2028		
Starting Date of Project or Phase of the Project	23/12/2022		
Type of Project or Phase of The Project	1. Residential 2. Commercial 3. Residential –Cum-commercial 4. Plotted project	RESIDENSIAL COMMERCIAL	
Period of validity of Map by the competent Authority			

II. DISCLOSER OF SOLD/BOOKED INVENTRY OF APARTMENTS					
Building / Block Number	Apartment Type		Carpet Area	Total Number of sanctions apartments	Total Numbers of Apartments
	1. 1BHK 2. 2BHK 3. 3BHK 4. Shop 5. Bungalow 6. Plot etc.-	14 34 24 74	(417*14)+(580*24 & 590*10)(787*24)=44546sqft G. Floor= 3930sqft 1st & 2nd Floor= (3346*2)= 6692sqft	146	1. Booked / Allotted – 02 2. Sold -

III. DISCLOSER OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block no.	Total Numbers of sanctions Garages	Total Numbers of Garages : 1. Booked / Allotted-	NIL
NIL	NIL	2. Sold –	NIL

IV. DETAILS OF BUILDING APPROVALS (If Already filled along with Registration Application then there is no need of further filling)					
S. No.	Name of the Approval / NOC / Permission / Certificate	Issue Authority	Applied Date	Issuance Date	Enclosed as Annexure no.

	NOC of Environmental	NOT APPLICABLE			
	Fire N.O.C.	State Fire office Bihar Patna	2021	24/12/2021	Letter no.3131 Date: 24/12/2021
3.	Water Supply Permission	SELF DEVELOPMENT			
4.	NOC From Airport Authority of India	NOT APPLICABLE			
5.	Other Approval(s), if any, required for the Project.				

V. 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 Certificate) (3)
1.	Excavation (if any)	100 %
2.	Basement (if any)	80%
3.	Podium (if any)	NO
4.	Plinth	100 %
5.	Stilt Floor	15%
6.	Slabs of Super Structure	30%
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows Within Flats / Premises.	0 %
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 water proofing of the building / wing.	0 %
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical Fittings, Mechanical Equipment, Compliance to condition of environmental / CRZ NOC. Finishing to entrance lobby / s. Plinth Protection, Paving of the 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 %

Amenities and Common Area and External Infrastructure Development Work.				
o.	Common Area and Facilities	Proposed (Yes/No)	Percentage of Actual Work Done (As on Date of Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0 %	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	NO	0 %	
4.	Storm water Drains	NO	-	
5.	Landscaping & Tree Planting	NO	-	
6.	Street Lighting	NO	-	
7.	Community Buildings	NO	-	
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	-	
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				
S. no.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of Actual Work Done (As on Date of Certificate)	Details
1.	Internal Roads and Footpaths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, lands 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)	S. no.		
	1	Front Elevation	
	2	Rear Elevation	
	3	Side Elevation	
(B)		Photograph of the each floor	

	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (in Rs.) (3)
1.	Project Account No.	48040200000484 (BANK OF BARODA)
2.	Estimated Cost of the Project including land Cost at the start of the Project	113300000
3.	Amount received During the Quarter	4056200
4.	Actual Cost Incurred during the Quarter	3421399.15
5.	Net Amount at end of the Quarter	644800.85
6.	Total expenditure on Project till date	15983759.2
7.	Cumulative fund collection till the end of Quarter in question	-
8.	Cumulative expenditure done till the end of Quarter in question	-

IX.	**Details of Mortgage or Charge in any Created**	
	NO	
X.	**MISCLENIUS**	
A	List of Legal Case (If any)	
1.	Case no.	NIL
2.	Name of Parties	NIL
B	Sale / Agreement for sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement of Sale	NIL
XI.	PERCETAGE OF WORK ALONG WITH THE MILESTONE CHART	
	Weather the Project in Progress is as per time schedule or lagging behind?	

Undertaking:

I/We solemnly affirm, declare and undertaking that all the details started above are true to the best of my knowledge and noting material has been concealed here from. I am / we are executing this undertaking to the truth of all the forgoing and to appraise the authority or such filled as mentioned as well as for whatever other legal purpose this undertaking may serve.

GENUINE REALTECH PVT. LTD.

Signature Promoter

Name:

Date: 15/10/24

FORMNO.1
[SeeRegulation3]

ARCHITECT'SCERTIFICATE
(TobesubmittedatthetimeofRegistrationofOngoingProjectandforwithdrawalofMoney fromDesignatedAccount)

Date 15|10|24

To,
The **Geetanjali Realtech Pvt Ltd** (Name& Address of Promoter),
Bombay Dyeing Building 2nd Floor, Kankarbagh Colony More Patna-20

Subject: Certificate of Percentage of Work executed in the project Havin**25%.** No. of Building(s)/**One** Wing (s) of the Phase **NA•** Bearing the registration no.[BiharRERARegistrationNumber] **BRERA P00212-5/198/R-1504/2022**and being developed on the Plot bearing CS No/khata No**1188**/Survey No..../PlotNo.**2043** Demarcated by its boundaries (latitude and longitude of the end points)of the land **25.612677 N,85.158875 E,** situated in **BIHTA**,village **AMHARA**, Block **BIHTA .** Division **BIHTA** District **PATNA** PIN **801103•**admeasuring **2087.41**sq.mts., Area being developed by the Promoter [Name]- **Geetanjali Realtech Pvt.ltd**

Sir,
I/We **UmaShankar Kumar** have under taken as sign mint as Architect/Licensed Survey or of certifying Percentage of execution of Work of the **25% Twin Tower•** Building(s)/**One** Wing(s) of the **NA** Phase of the Project, Situated on the plot bearing C.S.no...../Survey No...../PlotNo **2043** of village **AMHARA** Block BIHTA Division **BIHTA** District **PATNA** PIN **801103** admeasuring **2087.41** SQ mts.
-- -- -- -- -- -- -- -- -- -- -- --
are a being developed by[Promoter'sName] **Geetanjali Realtech Pvt.Ltd**

1. Followingtechnicalprofessionalsareappointed byOwner/Promoter:-·
   (i) M/s/Shri/Smt **UmaShankar Kumar** as L.S./Architect;
   (ii) *M/s*/Shri/Smt **Manoj Kumar** as Structural Consultant
   (iii) *M/s*/Shri/ Smt.**Jitendra Kumar** as) Mechanical/Electrical/Plumbing Consultant(MEP
   (iv) *M/s*/Shri/Smt **Subhash kumar Gupta** as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that son 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 **GEETANJALI REALTECH PVT LTD** under Bihar RERA is as per table A herein below. The percentage of the work executed with respect toeachoftheactivityoftheentirephaseisdetailedinTableB.

TABLE-A

Building /Wings Number **(To be prepared se partly for each Building/Wing of the** Project

Sr.No.	Tasks/Activity	Percentageofworkdone
1	Excavation	100%
2	NumberofBasement(s)andPlinth	80%
3	NumberofPodiums	0
4	StiltFloor	15%
5	NumberofSlabsofSuperStructure	30%
6	InternalWalls,InternalPlaster,FlooringswithinFlats/Premises,DoorsandWindows toeachoftheFlat/Premises.	0 %
7	Sanitary Fittings within the Flat/Premises, ElectricalFittingswithintheFlat/Premises.	0 %
8	Staircases,LiftsWellsandLobbiesateachFloorlevelconnectingStaircasesandLifts, OverheadandUndergroundWaterTanks.	0 %
9	Theexternalplumbingandexternalplaster,elevation,completionofterraceswith WaterproofingoftheBuilding/Wing.	0 %
10	Installationoflifts,water pumps, FireFighting Fittings and Equipment as per NOCfromtheconcerneddepartment,Electricalfittingsto common Areas, electro,mechanicalequipment,Compliancetoconditionsofenvironment/CRZNOC,finishingtoentrancelobby/s, plinthprotection,pavingofareasappurtenanttoBuilding/Wing,Compound Wall and allotherrequirementsasmayberequiredto Obtain Occupation/Completion Certificate.	0 %

TABLE-B

InternalandExternalDevelopmentWorksinrespectoftheentireRegisteredPhase.

Sr.No.	Commonareasand Facilities,Amenities	Proposed (Yes/No)	Percentageof workdone	Details
1	InternalRoads &Foot-paths.	NO	0 %	
2	WaterSupply	YES	5%	
3	Sewerage (chamber, lines,SepticTank,STP)	YES	0 %	
4	StormWaterDrains	YES	0 %	
5	Landscaping & TreePlanting.	YES	0 %	
6	StreetLighting	YES	0 %	
7	CommunityBuildings	NO	0 %	
8	Treatment and disposal Of sewageandsullagewater	NO	0 %	
9	Solid Waste management&Disposal.	NO	0 %	
10	Water conservation, Rainwaterharvesting.	YES	0 %	
11	Energymanagement	NO	0 %	
12	Fireprotection and fire safetyrequirements	NO	0%	
13	Electrical meterroom,Sub-Station,receiving station.	YES	0 %	
14	Others(OptiontoAdd more).			

YoursFaithfully,

AR. Umashankar Kulkarni
Registered Architect
Reg. No.-CA/2011/54023

Signature&Name(INBLOCKLETTERS)ofL.S/ArchitectRegistrationNo./LicenseNo CA/2011/54023)

FORM-3 [see Regulation 3]

Cost of Real Estate Project Real Estate Regulatory Authority, Bihar RegistrationNumber BRERAP00212-5/198/R-1504/2022 ***(Project Name:-Twin Tower)***

S No	Particulars	Estimated Cost	Cost incurred
I	Land Cost	NA	
2	Estimated Cost of Construction as certified by Engineer	11,33,00,000.00	
3	Actual Cost of construction incurred as per the books of accountsas verified by the CA		159,83,759.20
4.	**% completion of Construction Work (as per Project Architect's Certificate)**		**15.50%**

5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	14.107 %
6.	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	159,83,759.20
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	159,83,759.20
8.	Net Amount which can be withdrawn from the BANK OF BARODA (A/c No:-48040200000484)	159,83,75.92

This certificate is being issued for RERA compliance for the Company M/s Geetanjali Realtech private Limited (Promoter: Mr neeraj Kumar)and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Your Faithfully

Dhananjay Kumar

M.No 442891
UDIN:- 24442891BKCSQE6886

Patna
Date 14/10/2024

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

S. No	Particulars	
01	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	973,16,240.08
02	Balance amount of receivable from sold apartment as per Annexure A to this certificate	3,79,82,000.00
03	(i)Balance Unsold area as per Annexure A (as certified by Chartered Accountant as verified from the records and books of Accounts) (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	5,10,11,000.00
04	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	8,89,93,000.00
05	Amount to be deposited in Designated Account – 70% or 100%	8,89,93,000.00
	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 ongoingproject will be deposited in designated Account	8,89,93,000.00

This certificate is being issued for RERA compliance for the Company M/s Geetanjali Realtech Private Limited (Promoter Mr Neeraj kumar) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Your Faithfully

Dhananjay Kumar
M.No 442891
UDIN:- 24442891BKCSQE6886

Patna
Date 14/10/2024

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.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
01	302 Third Floor	73.21	39 Lakh	11.74 Lakh	27.26 Lakh
02	Shop No 02- Ist floor	31.16	15 Lakh	5.61 Lakh	9.39 Lakh
03	301 Third Floor	73.21	39 Lakh	18.65 Lakh	20.35 Lakh
04	Shop No-01- 1 st floor	33.95	16.50 Lakh	10.05 Lakh	6.45 Lakh
05	Shop No -12 Ground floor	16.46	9.00 lakh	4.51 lakh	4.49 lakh
06	Shop No 3/4/7/8 First floor	113.49	55.00 Lakh	17.82 Lakh	37.18 Lakh
07	Shop No - 23/24 Ground Floor	50.23	25.00 Lakh	1.05 Lakh	23.95 Lakh
08	Shop No 09 First Floor	24.93	13.00 Lakh	1.71 Lakh	11.29 Lakh
09	Shop No 05 First Floor	19.53	8.00 Lakh	4.00 Lakh	4.00 Lakh
10	310 Third floor	5.95	20.00 Lakh	5.60 Lakh	14.40 Lakh
11	Flat No 501	73.21	34.00 lakh	34.00 Lakh	0.00 Lakh
12	Shop No- 19/20	28.37	27.00 Lakh	8.21 Lakh	18.79 lakh
13	Shop No-14	9.58	10.00 Lakh	4.51 Lakh	5.49 Lakh
14	Shop No- 15/16	23.44	22.75 Lakh	10.60 Lakh	12.15 lakh
15	Shop No- 11/12	26.88	26.45 Lakh	0.50 Lakh	25.95 Lakh
16	Shop No 23	12.09	12.50 Lakh	4.50 Lakh	8.00 lakh

17	Flat No 512	53.95	30.00 Lakh	6.20 Lakh	23.80 Lakh
18	Flat No 505/506	92.74	43.00 Lakh	0.71 Lakh	42.29 Lakh
19	Flat No 503	53.95	44.00 Lakh	14.202 lakh	29.798 Lakh
20	Flat No 502	73.21	44.00 Lakh	0.21 Lakh	43.79 Lakh
21	Shop No 6	12.09	12.50 Lakh	1.50 Lakh	11.00 lakh
	Total				379.82 Lakh

(Unsold Inventory Valuation)

Sr. No.	Flat No.	Carpet Area(in sq.mts.)	Unit Considerationas per Read Reckoner Rate(ASR)
01	Ground Floor Shop No-02/03/04/07/08/11	125.12	60,52,500.00
02	First Floor Shop No-13/15/16/17/18/19/20/21/22/24 Flat No -101/102/103/104/105/106	452.00	129,45,500.00
03	Second Floor Shop No-23/24	26.98	13,05,000.00
04	Third Floor Flat No:303/304/305/306/307/308/309/311/312	495.63	106,56,000.00
05	Fifth Floor Flat No:502/504/507/508/509/510/511	348.93	75,02,000.00
06	Sixth Floor Flat No :-601/602/603/604/607/608	401.67	86,36,000.00
07	Seventh Floor Flat No:-701/710/711	182.05	39,14,000.00
	Total		5,10,11,000.00