

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December 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 | BRERAP00702-1/537/R-295/2018 | Name of Firm | GEN X HOME PVT LTD |
| Firm Address : | GEN X VILLA RAGHUNSTH PATH SIR GANESH DUTT COLLEGE RPS MORE BAILEY ROAD, DANAPUR PATNA, (BIHAR) 801503 | | |
| Total Experience of promoter in Real Estate sector | | | |
| Total Experience in Real Estate after Implementation of RERA | | | |
| No of Project done Before Implementation of RERA | 1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project | | |
| No of Project done After Implementation of RERA | 1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project | | |

| II. PARTICULARS OF PROJECT | | | |
|--|-------------------------------|---|---|
| Project Registration Number | BRERAP00702-2/134/R-1453/2022 | Name of Project/Phase of Registered Project | GENX SHIVA |
| Name of Promoter | GEN X HOME PVT LTD | Project Address | PLOT NO 199 PART. MAUZA-SAGUNA. PATNA, Block-Danapur Mauja - Saguna, District - Patna Plot No -199 PART |
| Name of Co-promoter | | | |
| Project Registration is valid up to | 15-06-2027 | | |
| Starting date of Project or Phase of the Project | 30-06-2022 | | |
| Type of Project or Phase of the Project | 1. Residential | | |
| Period of validity of map by the Competent Authority | 5 YEARS | | |

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 - | | Total Number of Apartments in Landowner's share - | |
|------------------------|----------------|----|-------------|---------------------------------------|--|-----------------------|---|--|
| | | | | | | | | |
| ONE BLOCK | 1. 1 BHK | 04 | 2252.00 | | 9 | 7 | | |
| | 2. 2 BHK, - | | 10384.00 | | 1. Booked / Allotted - | 3. Booked/ Allotted - | | |
| | 3. 3 BHK | 12 | | | 2. Sold- | Sold - | | |
| | 4. Shop | | | | | | | |
| | 5. Bungalow | | | | | | | |
| | - | | | | | | | |
| | 6. Plot etc. | | | | | | | |
| | | | | | 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) |
|------|---------|----------------|-------------------|
|------|---------|----------------|-------------------|

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

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

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. | YES | | | |
| 3. | Water Supply Permission | | | | |
| 4. | NOC from Airport Authority of India | YES | | | |
| 5. | Other Approval(s), if any, required for the Project. | | | | |

GENX HOMES PVT. LTD.

Rakish Ranjan
DIRECTOR

VI. 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) | Expected Completion date in (dd/mm/yyyy) Format |
|---------------|---|---|---|
| 1. | Excavation (if any) | 0 | |
| 2. | Basements (if any) | 0 | |
| 3. | Podiums (if any) | 0 | |
| 4. | Plinth | 100% | |
| 5. | Stilt Floor | 80% | |
| 6. | Slabs of Super Structure | 80% | |
| 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 waterproofing 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 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 complete project | 0 | |

GENX HOMES PVT. LTD.

Rakesh Rangan
DIRECTOR

| | | |
|---|---|--|
| as per Specifications in Agreement of Sale. | 0 | |
| Any other activities | | |

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/yy) Format |
|--------|--|-------------------|--|---|
| (1) | (2) | (3) | (4) | (5) |
| 1. | Internal Roads & Footpaths | YES | 50% | |
| 2. | Water Supply | YES | 20% | |
| 3. | Sewerage (Chamber, Line, Septic Tank, STP) | NO | | |
| 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 | NO | | |
| 9. | Solid Waste Management & Disposal | NO | | |
| 10. | Water Conservation / Rain Water Harvesting | NO | | |
| 11. | Energy Management | NO | | |

GENX HOMES PVT. LTD.

Rakish Ranjan
DIRECTOR

| | | | | |
|-----|---|-----|-----|--|
| 12. | Fire Protection and Fire Safety Requirements | NO | | |
| 13. | Closed Parking | Yes | 25% | |
| 14. | Open Parking | Yes | 25% | |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | | | |
| 16. | Others (Option to Add More) | YES | 15% | |

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

| | | PROPOSED YES/NO. | PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate) | Expected Completion date in (dd/mm/yy) Format |
|----|--|---------------------|---|---|
| 1. | Internal Roads and foot paths | Yes | 50% | |
| 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 | | | |

GENX HOMES PVT. LTD.

Rakesh Ranjan
DIRECTOR

| 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. | RETENTION-333905001570 COLLECTION-333905001559 |
| 2. | Estimated Cost of the Project including land cost at the start of the Project | |
| 3. | Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost) | |
| 4. | Any Variation in Development Cost which is declared at the start of the Project. | |
| 5. | Amount received during the Quarter | 0 |
| 6. | Actual Cost Incurred during the Quarter | 0 |
| 7. | Net amount at end of the Quarter | 0 |
| 8. | Total expenditure on Project till date | |
| 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 |

GENX HOMES PVT. LTD.
Rakish Ranjan
 DIRECTOR

| | | |
|--|--|--|
| 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? | | |

| | | |
|--|--|--|
| XIV UNITS ALLOCATION DETAILS | | |
| Total Number of sanctioned apartments 1BHK- 2 BHK - 3 BHK- 4 BHK- Shop- Bungalow - Plot etc | Details of allotment made so far with Flat number/ Bungalow - Plot etc | Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc |
| XV. BROCHURE /Prospectus | | |

GENX HOMES PVT. LTD.

Rakish Ramjan
DIRECTOR

XVI Grievance Redressal Officer

Name: RAKESH RANJAN

Contact No:

Email id: genxinfrahomes@gmail.com

Address: 402, 4th Floor, Genx Icon, Mangalam Colony More, Bailey Road, Patna, Danapur 801503

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.

GENX HOMES PVT. LTD.

Rakesh Ranjan
DIRECTOR


Signature of Promoter

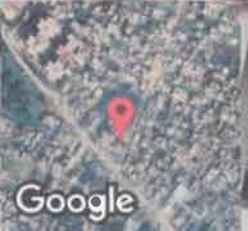
Name:

Date:

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 GPS Map Camera

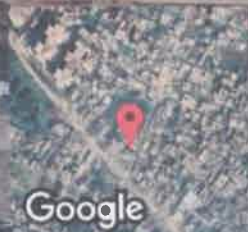


Bairia, Bihar, India
5924+q4m, Purani Motihari Rd, Ekta Nagar, Basant Bihar Colony,
Heeranagar Colony, Kolhua Chowk, Bairia, Muzaffarpur, Bihar 843108,
India
Lat 26.152242° Long 85.355165°
08/01/25 01:15 PM GMT +05:30

Google



 GPS Map Camera



Bairia, Bihar, India
5924+q4m, Purani Motihari Rd, Ekta Nagar, Basant Bihar Colony,
Heeranagar Colony, Kolhua Chowk, Bairia, Muzaffarpur, Bihar 843108,
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08/01/25 01:15 PM GMT +05:30

Google



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 31/12/2024

To,
GEN X HOME PVT LTD

GEN X VILLA RAGHUNSTH PATH SIR GANESH DUTT COLLEGE
RPS MORE BAILEY ROAD PATNA,801503

Subject: Certificate of Percentage of Completion of Construction Work of 40% No. of Building(s)/ One Wing(s) of the One Phase of the Project [BRERAP00702-2/134/R-1453/2022] situated on the Plot bearing C.N. No./CTS No./Survey No./ Final Plot No 2837,2838,2839 demarcated by its boundaries (latitude and longitude of the end points) HOUSE OF NATHUNI MIYA OTHERS to the North Survey DR. KAMLENDRA DUBEY Part. to the South GOVT. ROAD to the East NEEJ MOKIR ALYHIM to the West of Division Muzaffarpur village KOLUHUA PAIGAMBARPUR Block Kanti District Muzaffarpur PIN 843108 admeasuring 789.14 sq.mts. area being developed by [GEN X HOME PVT LTD]

Sir,

I/ We Manoj Kumar have undertaken assignment as Architect /Licensed Surveyor

of certifying Percentage of Completion of Construction Work of the 40% Building(s)/ One Wing(s) of the One Phase of the Project, GENX SHIVA

situated on the plot bearing C.N. No./CTS No./Survey No./Final Plot No. Plot No 2837,2838,2839 of Division Muzaffarpur Village KOLUHUA PAIGAMBARPUR Block Kanti District Muzaffarpur PIN 843108 admeasuring 789.14 sq.mts.area being developed by [GEN X HOME PVT LTD]

Following technical professionals are appointed by Owner / Promoter: —

- (i) M/s/Shri/Smt. Manoj Kumar as L.S. / Architect;
- (ii) M/s /Shri / Smt. Vijay Kumar as Structural Consultant
- (iii) M/s /Shri / Smt. Krishna Gopal Prasad as MEP Consultant
- (iv) M/s /Shri / Smt. Jitendra 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 under BRERAP00702-2/134/R-1453/2022 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
(Architect)
CoA No.-CA/2002/2014

Table-A

Building/ Wing number One (to be prepared separately for each building / wing of the project)

| S. No. | Task/Activity | Percentage of Actual Work Done | Projected date of completion (15/06/2027) |
|--------|---|--------------------------------|---|
| 1. | *(if any) | | |
| 2. | Basements (if any) | NO | |
| 3. | Podiums (if any) | NO | |
| 4. | Plinth | 100% | |
| 5. | Stilt Floor | 80% | |
| 6. | Slabs of Super Structure | 80% | |
| 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 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 | NO | |

Yours Faithfully,

M. J. K. (M. J. K. IN BLOCK LETTERS)

(Architect)

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

CoA No.-CA 1002/294

(Registration No./License No)

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 (15/06/2027) |
|--------|--|-------------------|--|---|
| 1. | Internal Roads & Footpaths | YES | 50% | |
| 2. | Water Supply | YES | 20% | |
| 3. | Sewerage (Chamber, Line, Septic Tank, STP) | NO | | |
| 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 | NO | | |
| 9. | Solid Waste Management & Disposal | NO | | |
| 10. | Water Conservation/Rain Water Harvesting | NO | | |
| 11. | Energy Management | NO | | |
| 12. | Fire Protection and Fire Safety Requirements | NO | | |
| 13. | Electric Meter Room | NO | | |
| 14. | Any Other Amenities | YES | 15% | |



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