FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending **DECEMBER 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	U45200BR2012PTC019498	Name of Firm	ORB INFRASTRUCTURE PRIVATE LIMITED
Firm Address :	G1, Shree Ganesh Vandan Enclave, Vivekanand Park, Patliputra-13		
Total Experience of promoter in Real Estate sector	12 Years		
Total Experience in Real Estate after Implementation of RERA	6 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	3	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	1 1	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00067-1/1122/R-932/2020	Name of Project/Phase of Registered Project	SHREE GANESH RAJ NARAYAN SHOBHA COMPLEX
Name of Promoter	Orb Infrastructure Pvt Ltd	Project Address	Nashrigunj, Danapur, Patna
Name of Co-promoter			
Project Registration is valid up to	08/06/2025		
Starting date of Project or Phase of the Project	29/04/2020		
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			

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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 -
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	50 46	53050 18380	96	1. Booked / Allotted -22 2. Sold- 0	3. Booked/ Allotted - NIL Sold - NIL
					Percentage of booking 60%	

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
1	50	1. Booked/Allotted -	15
		2. Sold -	NIL

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.				

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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)	80%	18/03/2025
2.	Basements (if any)	80%	20/03/2025
3.	Podiums (if any)	N/A	
4.	Plinth	80%	25/03/2025
5.	Stilt Floor	80%	26/03/2025
6.	Slabs of Super Structure	Ground Floor Slab Completed(80%) 1st Floor Slab Completed(80%) 2nd to 9th Floor Completed(90%)	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Brick work 6th Floor completed(40%)	31/03/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NO(0%)	25/04/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	NO(0%)	26/05/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NO(0%)	25/05/2025
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	NO(0%)	30/05/2025

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	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	NO(0%)	30/05/2025

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%	15/09/2025
2.	Water Supply	YES		Self Boring (100%)
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	20/06/2025
4.	Storm Water Drains	YES	0%	25/06/2025
5.	Landscaping & Tree Planting	YES	0%	28/06/2025
6.	Street Lighting	N/A	0%	
7.	Community Buildings	N/A	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	N/A	0%	
9.	Solid Waste Management & Disposal	YES	0%	29/06/2025
10.	Water Conservation / Rain Water Harvesting	YES	0%	30/06/2025
11.	Energy Management	N/A	0%	

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12.	Fire Protection and Fire Safety Requirements	YES	20%	30/06/2025
13.	Closed Parking	YES	0%	30/06/2025
14.	Open Parking	YES	0%	30/06/2025
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	30/06/2025
16.	Others (Option to Add More)			

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			

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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.	3784018209
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs, 40,00,00,000.00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs. 20,00,00,000.00
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter(Excluding GST)	Rs. 32,68,011.14
6.	Actual Cost Incurred during the Quarter(RERA)	Rs. 43,83,166.00
7.	Net amount at end of the Quarter(RERA)	Rs. 14,41,212.29
8.	Total expenditure on Project **till 31/12/2024**	Rs. 6,32,00,316.49
9.	Cumulative fund collected till the end of Quarter in Question(Excluding GST)	Rs. 4,47,45,278.96
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 7,39,70,470.47

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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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	NO
4.	No of Sue - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NO
2.	Agreement for Sale	01
3.	No. of possessions given to allotted	NIL

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	Details of allotment made so far with Flat number/Bungalow-Plot etc.	Cancellation of Flat allotment, If any with Flat number/Bungalow-Plot etc.
1 BHK – 2 BHK- 3 BHK – ~~14~~ 15 4 BHK – Shop – 07 Bungalow – Plot etc.	Flat 804-3 BHk Flat 904-3 BHk Flat 905-3 BHk Flat 402-3 BHk Flat 405-3 BHk Flat 403-3 BHk Flat 406 -3BHk Flat 605-3 BHk Flat 803-3 BHk Flat 704-3 BHk Flat 705-3 BHk Flat 805-3 BHk Flat 1004- 3BHk Flat 1005-3BHk Flat 1003-3BHk Shop DG05- Shop DG01- Shop DG13- Shop DG14- Shop DG15- Shop DG18- Shop DF17-	

M/s RB INFRASTRUCTURE PVT LTD

Director

XV. BROCURE/Prospectus
XVI. Grievance Redressal Officer **Name:** **Contact No:** **Email id:** **Address**

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.

M/s ORO INFRASTRUCTURE PVT LTD.

Director

Signature of Promoter

Name:

Date:

Shree Ganesh Raj Narayan shosha Complex





