ORB INFRASTRUCTURE PVT. LTD.

BUILDER & DEVELOPER

Head Office : G1, Shree Ganesh Vandana Enclave, Vivekanand Park, Road No.- B, Patliputra, Patna. Mob. : 9430053937
CIN No. : U45200BR2012PTC019498., E-mail : orbinfrastructure@gmail.com; Mob. : 07762821559

GST : 09AABCO8342H1ZA GST Bihar : 10AABCO8342H1ZR

Ref. :

Date :..14/04/23.....

To,

Real Estate Regulatory Authority

Patna, Bihar

Sub:- Submitting quarter ended 31st March 2023 report of Shree Ganesh Raj Narayan Shobha Complex,Nashrigunj, Danapur, Patna RERA Reg no.-BRERAP00067-1/1122/R-932/2020.

This is to state that hereby I am submitting quarter ended 31st March 2023 report certified by , Engineer and photographs of above mentioned project.

1. Quarterly Report- 1 Page.

Thanking you,

M/s ORB Infrastructure Pvt. Ltd.
Director

Orb Infrastructure Private Limited

Varanasi Office : Flat No. - 303, Gajanan Enclave, Rath Yatra, Mahmood Ganj, Varanasi (UP). Mob. : 7903283710

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending **March of 2023 (year)**

I. 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	NA		
Project Registration is valid up to	08/09/2024		
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			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5.Bungalow - 6. Plot etc. -	 50 46 	 53050 18380	8	1. Booked/ Allotted -8 2. Sold -NIL

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	8
		2. Sold -	Nil

IV. 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.				

M/s ORB Infrastructure Pvt. Ltd.
Director

3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
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 the Certificate) (3)
1.	Excavation (if any)	80%
2.	Basements (if any)	80%
3.	Podiums (if any)	
4.	Plinth	80%
5.	Stilt Floor	80%
6.	Slabs of Super Structure	Ground Floor Slab Work Partially Completed (50%)
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/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	NO

M/s ORB Infrastructure Pvt. Ltd.

Director

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	NO

VI. 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths			
2.	Water Supply	YES		Self Boring(100%)
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES		
4.	Storm Water Drains	YES		
5.	Landscaping & Tree Planting	YES		
6.	Street Lighting	N/A		
7.	Community Buildings	N/A		
8.	Treatment and Disposal of Sewage and Sullage Water	N/A		
9.	Solid Waste Management & Disposal	N/A		
10.	Water Conservation / Rain Water Harvesting	YES		
11.	Energy Management	N/A		
12.	Fire Protection and Fire Safety Requirements	YES		
13.	Closed Parking	YES		

M/s ORB Infrastructure Pvt. Ltd

Director

14.	Open Parking	YES		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES		
16.	Others (Option to Add More)			

VI	A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT			
		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
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			

VII.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	

M/s ORB Infrastructure Pvt. Ltd.
Director

	3.	Side Elevation	
(B)		Photograph of each floor	

VIII. 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 Excluding land cost at the start of the Project	Rs,20,00,00,000.00
3.	Amount received during the Quarter(Excluding GST)	Rs.13,69,047.62
4.	Actual Cost Incurred during the Quarter(RERA+Current)	Rs.40,37,726.67
5.	Net amount at end of the Quarter(RERA)	Rs. 15,968.57
6.	Total expenditure on Project **till 31/03/2023**	Rs. 3,87,45,496.67
7.	Cumulative fund collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

M/s ORB Infrastructure Pvt. Ltd

Director

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 ORB Infrastructure Pvt. Ltd

Director

Signature of Promoter

Name:

Date:

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- 14/04/23

To
ORB Infrastructure Private limited,
Flat no G1, Shree Ganesh Vandana Encalve,
Vivekanand Park, Patliputra Colony,
Patna- 800013.

Subject: Certificate of Percentage of Work executed in the project

having-….**1**…..No. of Building(s)/------1------Wing(s) of the Phase bearing the registration no. [Bihar RERA Registration Number]—**BRERAP00067-1/1122/R-932/2020** and being developed on the plot bearing CS No/Khata No- **129,147** , .Keshra/Plot No. **-304,307,311,312** demarcated by its boundaries (latitude and longitude of the end points) **850403.31 & 253842.37** of the land **SHREE GANESH RAJ NARAYAN SHOBHA COOMPLEX** situated in **Nashrigunj** Village – **Danapur** ,District : - **Patna** PIN - --**800013**

Admeasuring : **8292.01 sq.mts**. Area being developed by the promoter [Name] :***ORB Infrastructure Private Limited*** .

Sir,

I, We **SHAILESH RANJAN** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the **Shree Ganesh Raj Narayan Shobha Complex** Building(s)/Wing(s) of the Phase of the Project, Situated on the plot bearing C.S. No./Survey No.: **129,147** /Plot No. :**304,307,311,312** of Village : **Danapur**, District : **Patna** ,PIN : **800013** admeasuring : **8292.01 sq.mts.** area being developed by [Promoter's Name: **ORB Infrastructure Private Limited** .

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s /Shri/Smt. **SHAILESH RANJAN** as L.S. / Architect;
   (ii) M/s /Shri/Smt ……**SHUSHIL KUMAR**…….. as Structural Consultant
   (iii) M/s /Shri/Smt.---------- as Mechanical/Electrical/Plumbing Consultant (MEP)
   (iv) M/s /Shri/Smt **NASIM ANSARI** as Site Supervisor

Based on site Inspection, with respect to reach 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 : **BRERAP00067-1/1122/R-932/2020** Under 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.

Er Shailesh Ranjan
B.Sc.(Engg)Civil, M.I.E
Emp.No.-05/Er/2015/NPDN
NPDN, Danapur

TABLE-A

Building / Wing Number Building/Wing of the(to be prepared separately for each Project)**Shree Ganesh Raj Narayan Shobha Complex**

Sr.No.	Tasks/Activity	Percentage of work done
1.	Excavation	80%
2.	Number of basement(s) and Plinth	1 80% done
3.	Number of Podiums	
4.	Stilt Floor	80%
5.	Number of Slabs of Super Structure	12
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	Ground Floor Slab Work Partially Done(50%)
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	NO
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	NO
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NO
10.	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 obtain Occupation/Completion Certificate.	NO

TABLE-B

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

Sr.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-Paths			
2	Water Supply	YES		Self Boring

Er Shailesh Ranjan
B.Sc.(Engg)Civil, M.I.E
Emp.No.-05/Er/2015/NPDN
NPDN, Danapur

3	Sewerage (Chamber, lines, Septic Tank, STP)	YES		
4	Storm Water Drains	YES		
5	Landscaping & Tree Planting.	YES		
6	Street Lighting	NO		
7	Community Buildings	NO		
8	Treatment and disposal of sewage and Sullage water	N/A		
9	Solid Waste management & Disposal.	N/A		
10	Water conservation, Rain water harvesting.	YES		
11	Energy management	N/A		
12	Fire protection and fire safety requirements	YES		
13	Electrical meter room, sub-station, receiving station.	YES		
14	Others (Option to Add more).			

Yours Faithfully,

Er. Shailesh Ranjan
B.Sc.(Engg)Civil, M.I.E
Emp.No.-05/Er/2015/NPDN
NPDN, Danapur

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

SHAILESH RANJAN

(Registration No./license No 05/Er/2015/NPDN)

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-14/04/23

To
ORB Infrastructure Private limited,
Flat no G1, Shree Ganesh Vandana Encalve,
Vivekanand Park, Patliputra Colony,
Patna- 800013.

Subject : Certificate of Cost Incurred for Development of [ProjectName :- **SHREE GANESH RAJ NARAYAN SHOBHA COMPLEX** for Construction of building(s) (Bihar RERA Registration Number) **BRERAP00067-1/1122/R-932/2020** situated on the plot bearing C.S.No...../ Khata No . : 129,147 /Survey no. Thana No. 17 ,Tauzi No :5854/Plot No. : 304,307,311,312 demarcated by its boundaries (latitude and longitude of the end points) **850403.31 & 253842.37** Village: Danapur District : **PATNA** PIN : **800018** Admeasuring **8292.01 sq.mts**.area being developed by [Promoter] **ORB Infrastructure Private Limited.**

Ref: Bihar RERA Registration Number **BRERAP00067-1/1122/R-932/2020**

Sir,

I, We **SHUSHIL KUMAR** have undertaken assignment ofcertifying Cost for the Subject Real Estate Project registered under RERA, Bihar of **SHREE GANESH RAJ NARAYAN SHOBHA COMPLEX** Building(s) situated on the plot bearing/ CTS No. /Survey No./ Plot No. : **304,304,311,312** of Village : **Danapur**, District : Patna PIN : **800018** admeasuring : **8292.01 sq.mts**. area beingdeveloped by **ORB Infrastructure Private Limited.**

Following technical professionals are appointed by Owner / Promoter :-

(i)	M/s /Shri/Smt	**SHAILESH RANJAN**	as L.S. / Architect;
(ii)	M/s /Shri/Smt.	**SHUSHIL KUMAR**	as Structural Consultant
(iii)	M/s /Shri/Smt.		as MEP Consultant
(iv)	M/s /Shri/Smt.	**NASIM ANSARI**	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 Schedule of rates (name of the schedule of Rates) and Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by **Nasim Ansari** Quality 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. **20,00,000,00.00 (Twenty Crores)**(Total of Table A and B). The estimated Total Costof 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 **Nagar Parishad Danapur Nizamat** being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 3,87,45,496.67** (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 **Nagar Parishad Danapur Nizamat** (planning Authority) is estimated at **Rs. 16,12,54,503.33.**(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 or called Shree Ganesh Raj Narayan Shobha Complex
(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 Excluding Land Cost as on **29-04-2020** date of Registration is	Rs. **20,00,000,00.00**
2.	Cost incurred as on **31-12-2022** (Based on the Estimated cost)	Rs. **3,87,45,496.67**
3.	Work done in Percentage (As Percentage of the estimated cost)	**21%**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 16,12,54,503.33**
5.	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Annexure A)	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 _____ date of Registration is	N/A
2.	Cost incurred as on _____ (Based on the Estimated cost).	N/A
3.	Work done in Percentage (As Percentage of the estimated cost).	N/A

4.	Balance Cost to be Incurred (Based on Estimated Cost).	N/A
5.	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Annexure A).	N/A

Yours Faithfully,

Signature of Engineer.(License No .....)

Sushil Kumar
Structure Engineer
Empanelment No - 19/2018 NPDN
Nagar Parishad Danapur
Danapur

*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 Occupancy 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 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 placemarked (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.

5. All components of work with specifications are indicative and not exhaustive.

Annexure A
List of Extra/Additional Items executed with cost
(Which were not Part of the original Estimate of Total Cost)