

GURUDEV INFRA HOMES (INDIA) PVT. LTD.**Builders & Developers**

Pent House R.K. Niwas, Road No. 2 Extension, Rajbansinagar, Patna-800023

Ref No. _____

Date _____

**FORM-7
[REGULATION-9]**

Quarterly Progress Report for quarter ending Dec-2024

I. PARTICULARS OF PROJECT					
Project Registration Number	BRERAP00457-2/696/r-729-2019			Name of Project/ Phase of Registered Project	
Name of Promoter	Gurudev Infra Homes Pvt. Ltd.			Buddha Regency	
Name of Co-promoter					
Project Registration is valid up to	31.12.2023				
Starting date of Project or Phase of the Project	16.08.2019				
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum- Commercial 4. Plotted project			Residential	
Period of validity of map by the Competent Authority	07.10.2019				

II. DISCLOSURE OF SOLD/ BOOKED INVENTORY OF APARTMENTS					
Building/ Block Number	Apartment Type	Carpet Area	Total Number of Sanctioned apartments	Total Number of Apartment	
Block-E	1. 1 BHK - 2. 2 BHK - 14 3. 3 BHK - 14 4. Shop - 5. Bungalow - 6. Plot etc.-			1. Booked/ Allotted- 6 2. Sold - 1	

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages :	
Block-E	19	1. Booked - Allotted -	
		7	

GURUDEV INFRA HOMES (INDIA) PVT. LTD.
Rajeev Ranjan Kumar
 DIRECTOR

DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

(If already filed along with registration application, then there is no need to further filing)

S. No.	Name of the Approval/NOC/ Permission/ Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	N/A			
2.	Fire N.O.C.	YES			
3.	Water Supply Permission	NO			
4.	NOC from Airport Authority of India	YES			
5.	Other Approvals, If any, required for the project	NO			

V. Construction Progress of the Project

1.	Building/ Wing/ Layout Number (To be added for each Building/ Wing)	
S. No.	Tasks / Activity	Percentage Actual Work Done (As per date of Certificate)
(1)	(2)	(3)
1	Excavation (if any)	Done
2	Basements (if any)	Done
3	Podiums (if any)	No
4	Plinth	Yes
5	Stilt Floor	Yes
6	Slabs of Super Structure	6th Floor Completed
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/ Premises.	All Work on going
8	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat/ Premises	On going
9	Stair cases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	6th Floor Completed Stair Cases and Lobbies
10	External Plumbing and external plaster elevation, completion of terraces with waterproofing of the Building/ Wing.	On going
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 as per specifications in Agreement of Sale. Any other activities.	No

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Rajeev Ranjan Kumar
DIRECTOR

VI. Amenities and Common Area and External Infrastructure Development Works.				
Sl. 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	Yes	No	
2	Water Supply	Yes	No	
3	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	No	
4	Storm Water Drains	No	No	
5	Landscaping & Tree Planting	Yes	No	
6	Street Lighting	Yes	No	
7	Community Buildings	No	No	
8	Treatment and Disposal of Sewage and Sullage Water	No	No	
9	Solid Waste Management & Disposal	No	No	
10	Water Conservation / Rain Water Harvesting	Yes	No	
11	Energy Management	No	No	
12	Fire Protection and Fire Safety Requirements	Yes	No	
13	Closed Parking	Yes	No	
14	Open Parking	Yes	No	
15	Electrical Meter Room, Sub-Station, Receiving Station	Yes	No	
16	Others (Option to Add More)		No	

VII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
PROPOSED YES/NO		PERCENTAGE OF ACTUAL WORK DONE (As on date of Certificate)	Details	
1.	Internal roads and foot paths			
2.	Water supply			
3.	Sewerage Chambers Septic Tank			

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 DIRECTOR

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			

VIII	GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT		
(A)	S. No.		
	1	Front Elevation	Yes
	2	Rear Elevation	Yes
	3	Side Elevation	Yes
(B)	4.	Photograph of each floor	Yes

IX.	Financial Progress of the Project	
S. No.	Particulars	Amount (in R
(1)	(2)	(3)
1	Project Account No.	371955235
2	Estimated Cost of the project including land cost at the start of the project	Rs. 5,00,50,00
3	Amount received during the Quarter	Rs. 26,00,000
4	Actual Cost Incurred during the Quarter	Rs. 44,40,801
5	Net Amount at end of the Quarter	Rs. 11,743.0
6	Total expenditure on Project till dated	Rs.2,45,86,98
7	Cumulative fund collected till the end of Quarter in question	Rs. 26,00,000
8.	Cumulative expenditure done till the end of Quarter in question	Rs. 44,40,801.0

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Rajeev Ranjan Kumar
 DIRECTOR

X.	MISCELLANEOUS	
A	List of Legal Cases (if any)	
1	Case No.	No
2	Name of Parties	Na
B	Sale / Agreement for Sale During the Quarter	No
1	Sale Deed	1
2	Agreement for Sale	No

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Whether the project in progress is as per time schedule or lagging behind – Project is Delaying
No Booking is Started Except Block E

Additional Information :-

A. PARTUCULARS OF PROMOTERS

- Promoter's Registration Number/CIN No. U45200BR2013PTC02130
- Total Experience of promoter in Real Estate sector – 9 years
- Total Experience in Real Estate after Implementation of RERA
Residential Commercial – 6 years
Residential –

B. DISCLOSURE OF SOLD/BOOKED INVETORY OF APARTMENTS

Total Number of Apartments in Landowner's share – 14

2. Booked/ Allotted - 6

Sold - 1

Percentage of booking - 60%

C. CONSTRUCTION PROGRESS OF THE PROJECT

: The Construction progress must include the Expected Completion of Block – E, date in (31/01/2025) Format.

D. FINANCIAL PROGRESS OF THE PROJECT

: The construction progress must include the Expected Completion date in (31/01/2025) Format.

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Rajeev Ranjan Kumar
DIRECTOR

E. MISCELLANEOUS

1. List of Legal Cases (if any) – On Project/Promoter

Case No. No Name of Parties - No

2. No of Execution Cases against this project

Case No. No Name of Parties - No

3. No of Suo – Moto cases against this project

Case No. No Name of Parties - No

4. No of Certificate cases/PDR cases against this project

Case No. No Name of Parties - No

Undertaking :

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our 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 mentiopned as well as for whatever other legal purposes this undertaking may serve.

GURUDEV INFRA HOMES (INDIA) PVT. LTD.
Rajeev Ranjan Kumar
DIRECTOR

Signature of Promoter

Name : RAJEEV RANJAN KUMAR

Date : 10.01.2025

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)

To,

Date.....

Gurudev infra homes (india) pvt. Ltd.
R.k. Niwas, Road No-2 Extension,
Rajbansinagar, Patna- 800023

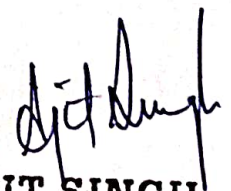
Subject:- Certificate of Percentage of work executed in the project having 1 No. of Building Block-E of the Phase-I bearing the Registration No- BRERAP00457-2/6966r-729-2019 and being developed on the Khata No- 222, Plot No- 926 demarcated by its boundaries (latitude and longitude of the end points) of the land situated in Mohalla- Vidyut Colony Near Maharani Petrol Pump Survey Mauja- Bodhgaya, P.S.- Bodhgaya Dist- Gaya admeasuring- Decimal. area being developed by the Promoter Gurudev infra homes (india) pvt. Ltd.

Sir,

I/We AJIT SINGH have under taken assignment as Architect/Licensed Survey or of certifying Percentage of execution of Work of the "BUDDHA REGENCY" Building(s)/..... Block-E of the Project, situated on the plot bearing C.S. no...../Survey No...../ Plot No 56,58(O),74,79,80,81,85(N) Mohalla- Vidyut Colony Near Maharani Petrol Pump Survey Mauja- Bodhgaya, P.S.- Bodhgaya Dist- Gaya Lat 24.708632 ° Long 84.965712° Following technical professionals are appointed by Owners/Promoter:-

- (i) Sri AJIT SINGH as Architect;
- (ii) Er. BRAJESH KUMAR SINHA as Structural Consultant
- (iii) Sri PRASHANT GAURAV as Electrical/Plumbing Consultant
- (iv) Sri VIKRAM 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 a person 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 BRERAP00457-2/6966r-729-2019 under Bihar RERA is as per table A here in below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table.

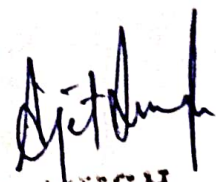


AJIT SINGH
ARCHITECT

EMR No-CA/2012/56055
UDHD, BIHAR

TABLE-A

Construction Progress of the Project		
1. Building/ Wing/ Layout Number..... (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)	Done
2	Basements (if any)	Done
3	Podiums (if any)	NA
4	Plinth	Yes
5	Stilt Floor	Yes
6	Slabs of Super Structure	6 th Floor Completed
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/ Premises.	Internal Walls & Plaster is Completed
8	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat/ Premises	On Progress
9	Starcases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	6 th Floor Completed Stair Case Lift & Lobby
10	External Plumbing and external plaster elevation, completion of terraces with waterproofing of the Building/ Wing.	Internal Plaster 90% Completed External Plaster 100% Completed
11	Installation of ifts, 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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	Electrical fitting started


AJIT SINGH
 ARCHITECT
 EMP. No.-CA/2012/68055
 UDHA, BIHAR

V. 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	Yes	No	
2	Water Supply	Yes	No	
3	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	No	
4	Storm Water Drains	No	No	
5	Landscaping & Tree Planting	Yes	No	
6	Street Lighting	Yes	No	
7	Community Buildings	No	No	
8	Treatment and Disposal of Sewage and Sullage Water	No	No	
9	Solid Waste Management & Disposal	No	No	
10	Water Conservation / Rain Water Harvesting	Yes	No	
11	Energy Management	No	No	
12	Fire Protection and Fire Safety Requirements	Yes	No	
13	Closed Parking	Yes	Completed	
14	Open Parking	Yes	No	
15	Electrical Meter Room, Sub-Station, Receiving Station	Yes	No	
16	Others (Option to Add More)		No	

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/Architect
(Registration No./ License No.....)

AJIT SINGH
ARCHITECT
EMA No-CA/2012/68065
UDHD, BIHAR

BUDDHA REGENCY

Developers:- Gurudev Infra Homes (India) Pvt. Ltd.,
Add- R.k. Niwas, Road No-2 Extension, Rajbansinagar, Patna- 800023
Block-E of the Project, situated on the plot no 56,58(O),74,79,80,81,85(N) Mohalla-
Vidyut Colony Near Maharani Petrol Pump Survey Mauja- Bodhgaya, P.S.-
Bodhgaya Dist- Gaya
RERA NO- - BRERAP00457-2/6966/R-729-2019
Quarterly Report From 01/10/2024 to 31/12/2024

1.	Quarterly up-to-date status of project (Physical and Financial)	BUDDHA REGENCY
	Status of the Project :-	On going
A	Status of construction of each building with photographs	On going
B	Status of construction of each Floor with Photographs	Attached
C	Status of construction of internal Infrastructure and common area with photographs	Attached
D	Details of the fund received through booking or other means (equity, loan etc.) money spent, balance available, the proposed plan for sourcing the funds etc.	a) Amount Received from Booking of Flats is 26,00,000.00 b) Money spent on Material work is 27,65,940.00 c) Money spent on contractors on above mentioned construction work 13,80,756.00 d) Balance available is 11,743.00 e) Other administrative/Services expensive is 1,04,000.00 f) Bank charges Rs. 361.00/- g) Proposed plan for H) Expense on salary Rs. 2,00,000.00 Sourcing the Funds by Raising Capital through Equity & from Booking of Flats.
2.	Quarterly up-to-date list of number and	

	types of apartments or plots, as the case may be, booked	
A	List of number and type of apartments or plots, booked (Opening balance, booked during the quarter and closing balance):	Op. Booking= 5 Booked during the quarter=1 Cl. Booking= 6
B	List of Number of (Covered Only) booked (Opening balance, booked during the quarter and closing balance):	Op. Booking= 5 Booked during the quarter=1 Cl. Booking= 6
3.	Quarterly up-to-date list of approvals taken and the approvals which are pending subsequent to commencement certificate	NA
	Status of approvals:-	-----
A	Approvals Received during the quarter	-----
B	Approvals applied and expected date of receipt	-----
C	Approvals to be applied and date planned for application	-----
D	Modifications, amendment or revisions, if any, issued by the competent authority with regard to any sanctioned plans, layout plans, specifications, license, permit or approval for the project.	-----

This certificate is being issued on specific request of Gurudev Infra Homes (India) Pvt. Ltd. for RERA compliance. The Certification is based on the information and records produced before me and are true to the best of my knowledge and belief.

For Mandawewala and Associates

Chartered Accountants

FRN- 327768E

Vikash
Sultania

Digitally signed
by Vikash
Sultania
Date: 2025.01.10
17:34:26 +05'30'

VIKASH SULTANIA

Partner

Membership No- 302991

Place: Patna

Date: