

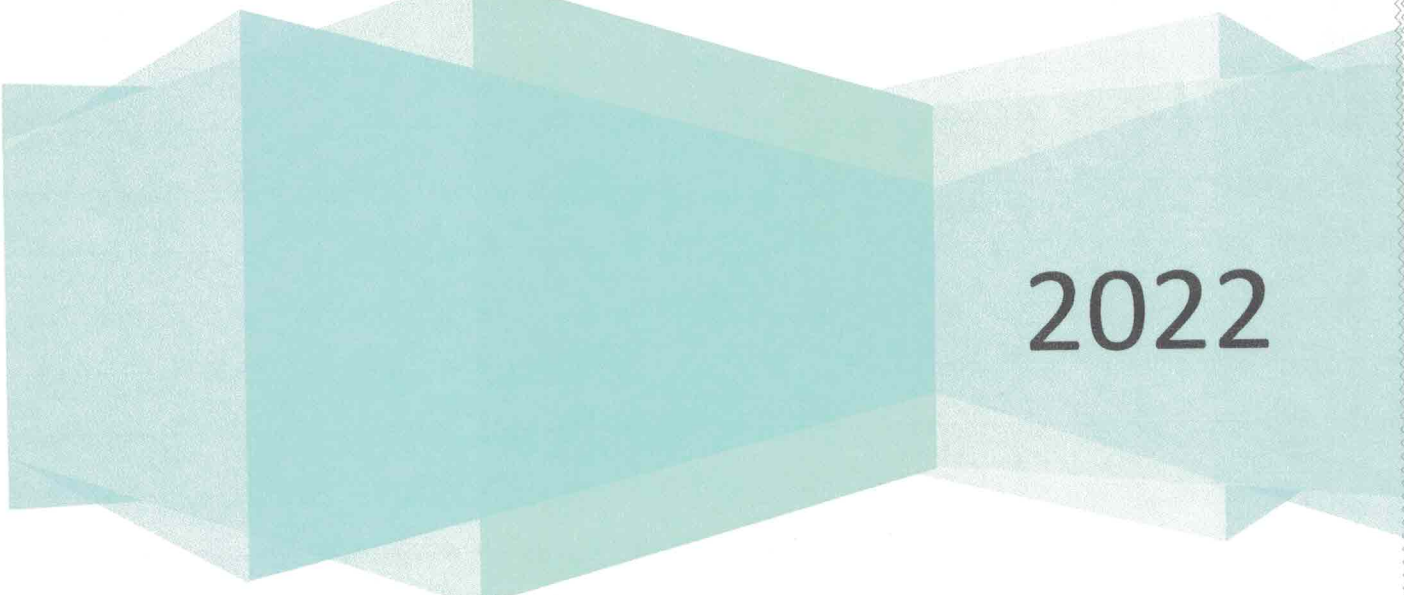
PROJECT NAME – GANGA PALACE

PROMOTER NAME –DEEPSHREE PROPERTIES PRIVATE LIMITED

RERA REGISTRATION NO. BRERAP00079-2/623/R-418/2019

QUARTERLY PROGRESS REPORT FOR RERA, BIHAR

Period –OCT TO DEC-2022



2022

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending December of 2022

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00079-2/623/R-418/2019	Name of Project/Phase of Registered Project	GANGA PALACE
Name of Promoter	DEEPSHREE PROPERTIES PRIVATE LIMITED	Project Address	Dubhai Tola, Gaya, (Ke\heshra No./Plot No.-246, 247 (New), 112, 113 (Old), Khata No.- 145, 314 (New), 177,188 (Old), Thana No.-328, Mauza - Dubhal Tola Belahi)
Name of Co-promoter	N/A		
Project Registration is valid up to	30/09/2022		
Starting date of Project or Phase of the Project	12/02/2019		
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	3 YEARS		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
Block-A	1. 1 BHK	-		40	1. Booked/ Allotted - 11
	2. 2 BHK,	-			2. Sold -02
	3. 3 BHK	-			
	4. Shop	-			
	5.Bungalow	-			
	6. Plot etc.	-			

Deepshee Properties Pvt. Ltd.
Lalith Yadav
Director

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
Block-B	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -		42	1. Booked/ Allotted - 12 2. Sold - 04

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Block-A	40	1. Booked/Allotted -	11
		2. Sold -	02
Building / Block Number	Total Number of Sanctioned Garages		
Block-B	42		12
			04

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

Freezone Properties Pvt. Ltd.

Lalith Yadav
Director

V. Construction Progress of the Project		
1. Building / Wing / Layout Number _____ (To be filled 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)	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	N/A
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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.	95%

Bluewave Properties Pvt. Ltd.

Lalith Yadav
Director

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	NO		
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	
4.	Storm Water Drains	YES	100%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	YES	50%	
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation / Rain Water Harvesting	YES	20%	
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	50%	
13.	Closed Parking	YES		
14.	Open Parking	YES	100%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	100%	
16.	Others (Option to Add More)			

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

Nandashree Properties Pvt. Ltd.

Lalith Yadau
Director

		Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
1.	Internal Roads & Footpaths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Landscaping and Tree Planning			
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.	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	

VIII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	918020084943536

Nandashree Properties Pvt. Ltd.
 Lalith Yadav
 Director

2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Amount received during the Quarter	1,35,47,797.00
4.	Actual Cost Incurred during the Quarter	1,05,67,242=00
5.	Net amount at end of the Quarter	38,45,240=00
6.	Total expenditure on Project till date	12,39,99,210=00
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.	NO
2.	Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	05
2.	Agreement for Sale	01
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

Discon Properties Pvt. Ltd.
 Lalim Yadev
 Director

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 mentioned as well as for whatever other legal purposes this undertaking may serve.

Discotheque Properties Pvt. Ltd.

Lalith Yadav

Signature of Promoter

Director

Name:

Date:

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date- 12-01-2023

To,

The Deepshree Properties Pvt Ltd.
Office No. 01, Basement Floor, Godawari Palace Saguna Khagaul Road,
Danapur, Patna-801503

Subject: Certificate of Percentage of Work executed in the project

Having **Ganga Palace** No. of Building(s)/-2 Wing(s) of the Phase-
bearing the registration no. – **BRERAP00079-2/623/R-418/2019** and being developed
on the plot bearing Khata no- **314,145**/Survey No- **247, 246** /Plot No- **247,246**
demarcated by its boundaries (latitude and longitude of the end points) of the land

East- Nanhak Yadav, Jagiya Devi & Plot No. 246(P),

West- Road 100 Feet

North- Plot N0-245,

South- Kamal Yadav plot no. 247,248 & Ramashish Yadav

situated in- **Mauza- Dubhal, Village—Tola Belahi, Block- Chandauti, Division-
Gaya, District—Gaya, PIN—824231.**

Admeasuring—**7937.54 Sq.m** Area being developed by the **DEEPSHREE
PROPERTIES PVT LTD**

Sir

I, We **Rajesh Kumar Paswan** have undertaken assignment as Architect / Licensed

Surveyor of certifying Percentage of execution of Work of **the Ganga Palace** Apartment Building(s) 2
Wing(s) of thePhase of the Project, Situated on the plot bearing C.S. No./Survey No-**0-247, 246**
/Plot No. 247,246 of Village—**Tola Belahi, Block- Chandauti, Division—Gaya District --Gaya, PIN—
824231** admeasuring—**7937.54 Sq.mts** sq.mts, area being developed by **DEEPSHREE PROPERTIES
PVT LTD** Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s /Shri/Smt. **Rajesh kumar Paswan** as Architect.
- (ii) M/s /Shri/Smt **Sushil Kumar** as Structural Consultant.
- (iii) M/s /Shri/Smt. **Dharamvir Kumar Singh (P), Dharmendra Kumar(E)** as
Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) M/s /Shri/Smt—**Avinash Kumar** 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
BRERAP-00079-2/623/R-418/2019 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.

TABLE-A

Building / Wing Number 02 Building/Wing of (to be prepared separately for each the Project)

Sr.No.	Tasks/Activity	Percentage of work done
1.	Excavation	100%
2.	Number of basement(s) and Plinth	100%
3.	Number of Podiums	N/A
4.	Stilt Floor	N/A
5.	Number of Slabs of Super Structure	100%
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	100%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	85%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	85%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90%
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.	85%

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	Yes	85%	
2	Water Supply	YES	100%	Boring Completed

3	Sewerage (Chamber, lines, Septic Tank, STP)	YES	85%	Started
4	Storm Water Drains	YES	85%	Started
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.	YES	90%	Completed
11	Energy management	NO		
12	Fire protection and fire safety requirements	YES	85%	In Progress
13	Electrical meter room, sub-station, receiving station.	YES	100%	Completed
14	Others (Option to Add more).	NO		

Yours Faithfully,

Rajesh Kumar Paswan

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

**RAJESH KUMAR PASWAN
ARCHITECT**

(Registration No./license No. **PATNA NAGAR NIGAM
Reg. No.-Ar-61/2015-16**)

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:- 12-01-2023

To,

The Deepshree Properties Pvt Ltd.

**Office No. 01, Basement Floor, Godawari Palace Saguna Khagaul Road,
Danapur, Patna -801503.**

Subject :Certificate of Cost Incurred for Development of Project
Having Ganga Palace Apartment No. of building(s)/02 Wing(s) of
the Phase –bearing the registration no. **BRERAP00079-2/623/R-
418/2019 and being developed on the plot bearing Khata no.-
314,145, Survey No.- 247,246, plot no.- 247,246 demarcated by
its boundaries** (latitude and longitude of the end points) of the
land.

East- Nanhak Yadav, Jagiya Devi & Plot No. 246(P),

West- Road 100 Feet

North- Plot N0-245,

South- Kamal Yadav plot no. 247,248 & Ramashish Yadav

situated in- **Mauza- Dubhal, Village—Tola Belahi, Block- Chandauti, Division-
Gaya, District—Gaya, PIN—824231.**

Admeasuring—**7937.54 Sq.m** Area being developed by the **DEEPSHREE
PROPERTIES PVT LTD**

Ref: Bihar RERA Registration Number **BRERAP00079-2/623/R-418/2019**

I, We **Lalan Kumar** have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of **Ganga Palace Building(s)/2 Wing(s)** of the Phasesituated on the plot bearing/ CTS No. /Survey No. **247,246** Plot No. **247,246** of Village **Tola Belahi, Block-Chandauti, Division- Gaya, District- Gaya, PIN - 824231** admeasuring **7937.54_sq.mts.** area beingdeveloped by **Deepshree Properties Pvt. Ltd.**

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s /Shri/Smt **Lalan Kumar** as L.S. / Architect;
 - (ii) M/s /Shri/Smt. **Sushil Kumar** as Structural Consultant
 - (iii) M/s /Shri/Smt. **Dharmvir Kumar Singh(p), Dharmendra Kumar(E)** as MEP Consultant
 - (iv) M/s /Shri/Smt. **MD Sakir Hussain** 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 Md Sakir Hussain Quality Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material,labour and other innuts 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.18,00,00,000/-. The estimated Total Cost of 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 Gaya Municipal Corporation being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 15 30 00 000/- (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 Gaya municipal Corporation (planning Authority) is estimated at Rs. 2,70,00,000/- (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 _____
(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 as on 12-02-2019 date of Registration is	Rs. 18,00,00,000/-
2.	Cost incurred as on 12-1-2023 (Based on the Estimated cost)	Rs.15,30,00,000/-
3.	Work done in Percentage (As Percentage of the estimated cost)	85%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,70,00,000/-
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) N/A

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	Rs. _____
2.	Cost incurred as on _____ (Based on the Estimated cost).	Rs. _____
3.	Work done in Percentage (As Percentage of the estimated cost).	_____ %

4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. _____
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,


LALAN KUMAR
 (Civil Engineer)
 Empl. No. SR/16/15
 Signature of Engineer. (License No

*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 place marked (*).
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)