

# Gharaunada Infratech Construction Pvt. Ltd.

Mahesh Nagar, Road No.- 4, Patna-24

Ref. Kiran Residency

Date: 12-10-2023

सेवा मे,

प्राधिकृत पदाधिकारी,

भू-सम्पदा विनियामक प्राधिकरण

पटना, बिहार।

विषय :- **" KIRAN RESIDENCY "** के Quarterly Progress Report  
जमा करने के संबंध मे।

प्रसंग :- Registration No- BRERAP34233-1/56/R-1222/2021

महशय,

सविनय निवेदन है कि मै बिनय कुमार (निदेशक) घरौंदा इनफ्राटेक कन्स्ट्रक्शन प्रा०  
लि० महेश नगर, रोड नं-4, थाना -पाटलीपुत्रा, पोस्ट-केशरी नगर,  
जिला-पटना-800024 बिहार।

मै इस पत्र के माध्यम से मेरे द्वारा निर्माणधिन भवन "किरन रेसीडेंसी" का  
Quarterly Progress Report September 2023 जमा करा रहा हूँ।

Gharaunda Infratech Construction Pvt. Ltd.

Binay  
Managing Director

विश्वासभाजन

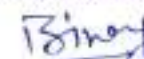
FORM-7  
[REGULATION-9]

Quarterly progress report for quarter ending September of 2023

| I. PARTICULARS OF PROJECT                            |                                          |                 |                               |
|------------------------------------------------------|------------------------------------------|-----------------|-------------------------------|
| Project Registration Number                          | BRERAP34233-1//56/R-1222/2021            | Name of Project | Kiran Residency               |
| Name of Promoter                                     | Gharaunda Infratech Construction PvtL td | Project Address | Ranjan Path, Gola Road Patna. |
| Name of Co-Promoter                                  | N/A                                      |                 |                               |
| Project Registration is valid upto                   | 28-12-2024                               |                 |                               |
| Starting date of Project                             | 05-10-2021                               |                 |                               |
| Type of Project                                      | Residential                              |                 |                               |
| Period of Validity of map by the Competent Authority |                                          |                 |                               |

| II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS |                |   |              |                                       |
|-------------------------------------------------------|----------------|---|--------------|---------------------------------------|
| Building/Block Number                                 | Apartment Type |   | Salable Area | Total Number of Sanctioned Apartments |
|                                                       | Residential    |   |              | Total Numbers of Flat-10              |
|                                                       | 3 BHK          | 9 | 10650        | 1. Booked<br>Allotted-5<br>2. Sold-2  |
|                                                       | 1 BHK          | 1 | 347          |                                       |

Gharaunda Infratech Construction Pvt. Ltd,

  
Managing Director

**III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES**

| Building/Block Number | Total Number of Sanctioned Garages | Total Number of Garages :<br><br>1. Booked/Allotted<br><br>2. Sold | 11<br><br>5<br><br>2 |
|-----------------------|------------------------------------|--------------------------------------------------------------------|----------------------|
|                       | 11                                 |                                                                    |                      |

**IV. Construction Progress of the Project**

| S.No. | Tasks/Activity                                                                               | Percentage of Actual Work Done<br>(As on date of the certificate)                                                                                                                                                                                           |
|-------|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | Excavation                                                                                   | Completed(100%)                                                                                                                                                                                                                                             |
| 2     | Basements                                                                                    | Nil                                                                                                                                                                                                                                                         |
| 3     | Podiums(if any)                                                                              | Nil                                                                                                                                                                                                                                                         |
| 4     | Ground Floor                                                                                 | Ground floor Structure work completed(85%)                                                                                                                                                                                                                  |
| 5     | First Floor                                                                                  | 1 <sup>st</sup> floor Structure work completed and brick work completed , interior and outer Plaster is completed, tiles work is completed, interior wallputy is completed. Wood chaukhat and door work is completed. Interior Paint is under process.(90%) |
| 6     | Second Floor                                                                                 | 2 <sup>nd</sup> floor Structure and brick work is completed ,interior plaster and outer Plaster is completed. Wood chaukhat and door work is completed (90%)                                                                                                |
| 7     | Third Floor                                                                                  | 3 <sup>rd</sup> floor Structure work and brick work is completed interior plaster and outer Plaster is completed. Wood chaukhat and door work is completed (90%)                                                                                            |
| 8     | Sanitary Fittings within the Flat /Premises, Electrical Fittings within the Flat/Permises    | Completed upto 3 <sup>rd</sup> Floor( 90%)                                                                                                                                                                                                                  |
| 9     | Staircases, Lift Wall sand Lobbies at each floor level, overhead and Underground Water tanks | 3 <sup>rd</sup> floor(staircase & Lift Pit) (90%)                                                                                                                                                                                                           |

Gharaunda Infratech Construction Pvt. Ltd.

Binay  
Managing Director

|    |                                                                                                                                                                                                                                                                                                            |                     |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 10 | Installation of Lifts, Water pumps, Fire Fighting's and Equipment as per CFO NOC, Electrical                                                                                                                                                                                                               | Under progress(80%) |
|    | Fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC Finishing to entrance lobby, plinth protection, paving of area as appurtenant to Building/Wing, Compound wall and all other requirement as may be required to complete project as per specifications in Agreement of sale. |                     |

**V. Amenities and Common Area and External Infrastructure Development works.**

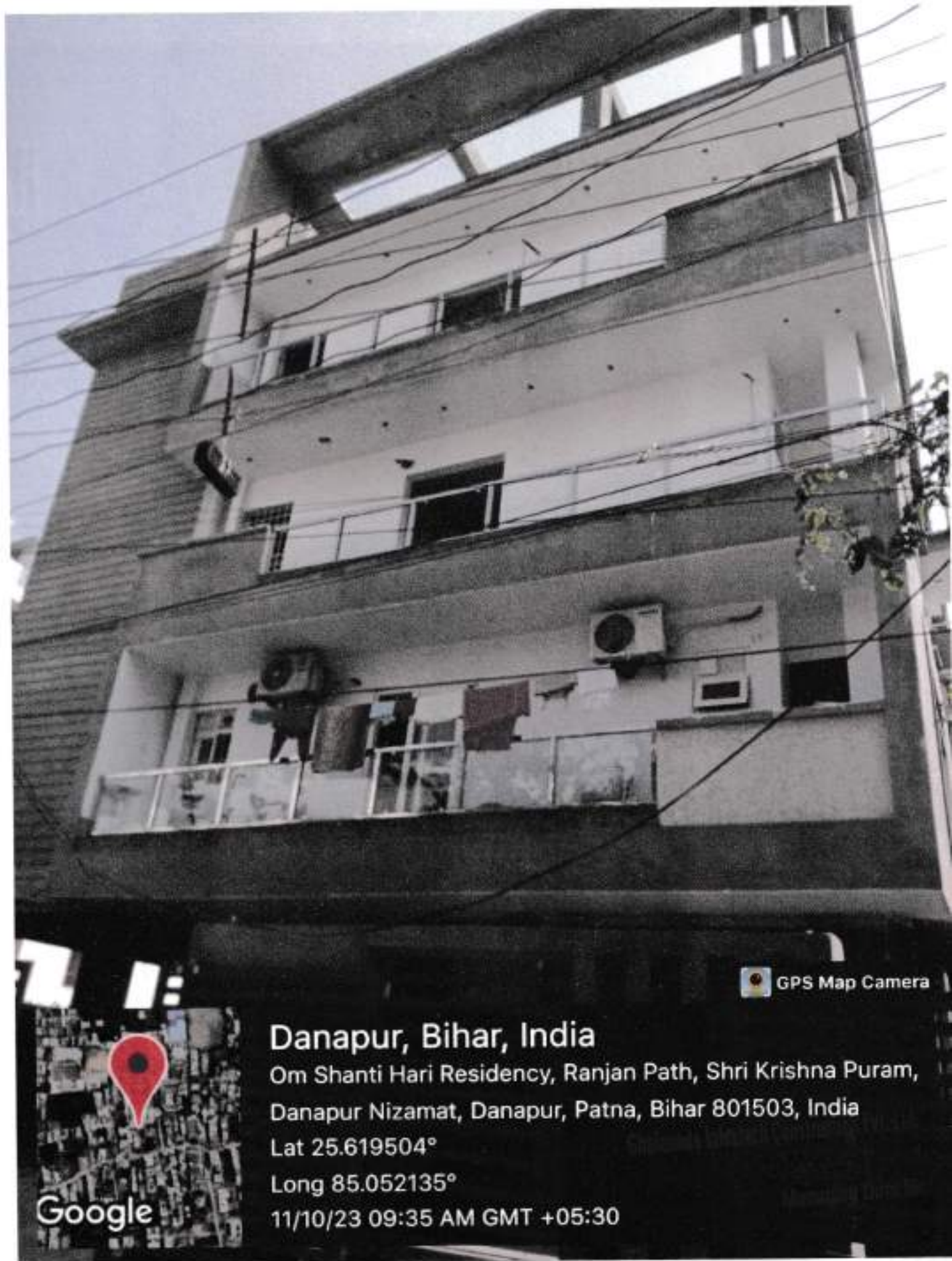
90% of total work is completed in our project. All Amenities and common Area And Infrastructure Development work has been in progress.

Gharaunda Infratech Construction Pvt. Ltd.

*Biraj*  
Managing Director

## VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING

### 1. Front Elevation



GPS Map Camera

**Danapur, Bihar, India**

Om Shanti Hari Residency, Ranjan Path, Shri Krishna Puram,  
Danapur Nizamat, Danapur, Patna, Bihar 801503, India

Lat 25.619504°

Long 85.052135°

11/10/23 09:35 AM GMT +05:30

Google

## 2. Rear Elevation-



 GPS Map Camera



### Danapur, Bihar, India

Lane no :6 Ranjan Path, Bailey Rd, Near Gyan Niketan School,  
Shri Krishna Puram, Danapur, Patna, Bihar 801503, India

Lat 25.61931°

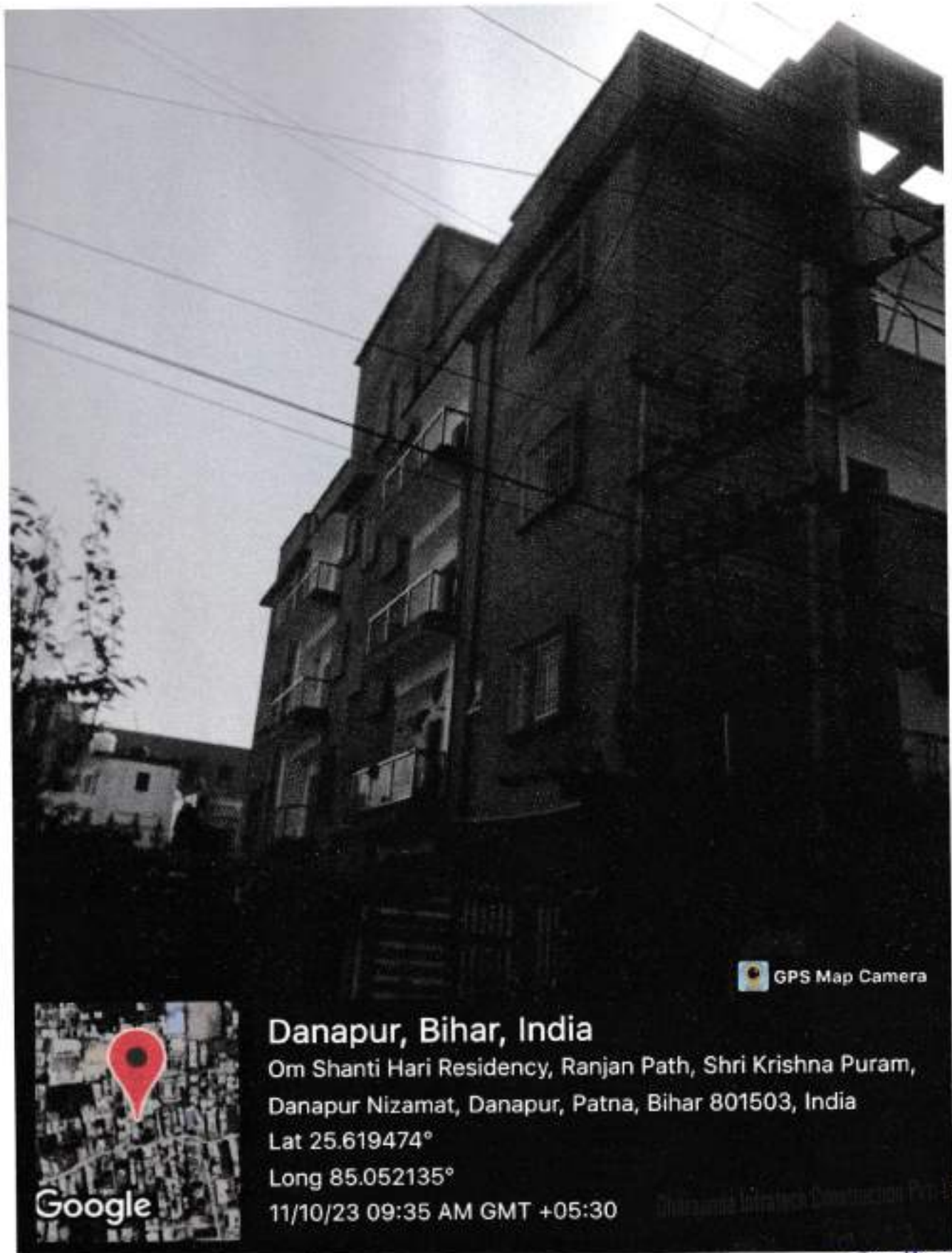
Long 85.052074°

11/10/23 09:37 AM GMT +05:30

Shri Krishna Infratech Construction Pvt. Ltd.

Managing Director

### 3. Side Elevation-



Managing Director

#### 4. Interior Photo



GPS Map Camera



**Patna, Bihar, India**

J393+Q3F, Shri Krishna Puram, Danapur Nizamat, Patna,  
Danapur, Bihar 801503, India

Lat 25.619445°

Long 85.05251°

11/10/23 09:37 AM GMT +05:30

| VII. Financial progress of the project |                                                                                |                  |
|----------------------------------------|--------------------------------------------------------------------------------|------------------|
| S.No.                                  | Particulars                                                                    | Amounts (In Rs.) |
| (1)                                    | (2)                                                                            | (3)              |
| 1.                                     | Project Account No.                                                            | 704270317        |
| 2.                                     | Estimated Cost of the projects including land cost at the start of the Quarter | 1,70,00,000      |
| 3.                                     | Amount received during the Quarter                                             | 24,98,210        |
| 4.                                     | Actual cost Incurred during the Quarter                                        | 34,36,635        |
| 5.                                     | Net amount at end of the Quarter                                               | -9,38,425        |
| 6.                                     | Total expenditure on project till date                                         | 1,72,31,373      |
| 7.                                     | Details of Mortgage or charge, if any, created in the land and the projects    | N/A              |

| VIII. MISCELLANEOUS |                                            |     |
|---------------------|--------------------------------------------|-----|
| A                   | List of Legal Cases (if any)               |     |
| 1.                  | Case No.                                   | N/A |
| 2                   | Name of Parties                            | N/A |
| B                   | Sale/Agreement for sale during the Quarter |     |
| 1.                  | Sale Deed                                  | 2   |
| 2.                  | Agreement for sale                         | 3   |

### Undertaking:

I/We solemnly affirm, declare and undertake that all the details stated above are 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 serve.

Signature of Promoter

  
Managing Director

Name:

Date: 12-10-2023