GHARONDA BUILDCON PVT. LTD.

Mahadevi Apartment, Kashinath Lane, East Lohanipur
Kadamkuan, Patna-800 003 (India)

Ref. No. ..... *Date.* .....

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending DECEMBER of 2023.

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00113-2/156/R-1308/2022	Name of Project/Phase of Registered Project	GHARONDA COMPLEX
Name of Promoter	GHARONDA BUILDCON PRIVATE LIMITED	Project Address	Gaya Sherghati Road, Paharpur, Near A T Gate (Khesra/ Plot No.- 1122, Khata No.- 107, Ward No.- 29, Mauza – Kaler), District – GAYA, State- BIHAR.
Name of Co-promoter			
Project Registration is valid up to	25- 10- 2025		
Starting date of Project or Phase of the Project	25- 10- 2021		
Type of Project or Phase of the Project	Residential & Commercial		
Period of validity of map by the Competent Authority			

Gharonda Buildcon Pvt. Ltd.
Director

GHARONDA BUILDCON PVT. LTD.

Mahadevi Apartment, Kashinath Lane, East Lohanipur
Kadamkuan, Patna-800 003 (India)

Ref. No. ..... *Date.* .....

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Flat Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Flats –
	1. 3BHK -	4	884		1. Booked/ Allotted- 1
	2. 3BHK, -	4	924		2. Sold - NIL
	3. SHOP -	1	1061		
	4. SHOP -	1	285		
	5. SHOP -	1	176		
	6. SHOP -	1	984		
	7. 3BHK -	4	986		

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	1
		2. Sold -	0

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.				

Gharonda Buildcon Pvt. Ltd.
Director

Builder / Developer / Contractor / Estimator / Valuer etc.

V. Construction Progress of the Project

1. Plan Case No. _____ (To be added for each Building / Wing)

Ref. No. ..... Date .....

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)	NO
4.	Plinth	100 %
5.	Stilt Floor	NO
6.	Slabs of Super Structure	100 %
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	50%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	40%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	60%
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	NO

Gharonda Buildcon Pvt. Ltd.

Director

Ref No. ..... Date. .....

	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 me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

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	YES	0%	
2.	Water Supply	YES	3%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0 %	

Gharonda Buildcon Pvt. Ltd.

Director

Ref. No. ..... Date. .....

7.	Community Buildings	NO	-	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	-	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0 %	
11.	Energy Management	YES	0 %	
12.	Fire Protection and Fire Safety Requirements	YES	0 %	
13.	Closed Parking	YES	0 %	
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0 %	
16.	Others (Option to Add More)	NO		

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			

Gharonda Buildcon Pvt. Ltd.

Director

Ref. No. ..... Date. .....

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	
	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.	120000329543

Gharonda Buildcon Pvt. Ltd.
Director

Ref. No. ..... Date. .....

2.	Estimated Cost of the Project including land cost at the start of the Project	RS. 5,00,00,000.00
3.	Amount received during the Quarter BOOKING AMOUNT- 0.00 ADVANCE FROM DIRECTOR- 8,35,000.00	RS. 8,35,000.00
4.	Actual Cost Incurred during the Quarter	RS. 8,30,799.00
5.	Net amount at end of the Quarter	RS. 14,571.00
6.	Total expenditure on Project **till date**	RS. 1,35,75,892.00
7.	Cumulative fund collected till the end of Quarterin question	
8.	Cumulative expenditure done till the end ofQuarter 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	0
2.	Agreement for Sale	0

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?

Gharonda Buildcon Pvt. Ltd.

Director

GHARONDA BUILDCON PVT. LTD.

Mahadevi Apartment, Kashinath Lane, East Lohanipur
Kadamkuan, Patna-800 003 (India)

Ref. No..... Date. .....

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.

Signature of Promoter

Gharonda Buildcon Pvt. Ltd.

Rishav

Director

Name: RISHAV BHARTIA

Date: 15.01.2024

COMPUTER FOUNDATION
An ISO 9001 : 2008 Certified

0612 - 2572525
+91-9835047253
compfound@yahoo.com

Opp Tapasya Complex
Boring Road, Patna - 800001
Bihar, India

CAD+
A Computer Foundation Pvt. Ltd Institute

FORM No. 2
[Regulation 3]
ENGINEER'S CERTIFICATE

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

Date: 13.01.2024

To,

Gharonda Buildcon Pvt Ltd

Subject :- Certificate of Cost incurred for Development of **Gharonda Complex** for construction of building bearing the registration number Bihar RERA Registration No. (BRERAP00113-2/156/R-1308/2022] situated at the plot bearing khata no. 107, Plot no.1122, demarcated by its Latitude (N)24.75'98.42" Longitude (E) 85.94'84.62" of the land situated in Gaya Sherghati Road, village- Paharpur, Block- Gaya, Division –Gaya, District- Gaya PIN- 823001 admeasuring 673.23 sq.mts. area being developed by the promoter GHARONDA BUILDCON PVT LTD.

Ref: Bihar RERA Registration Number BRERAP00113-2/156/R-1308/2022

Sir,

I Manoj Kumar have undertaken assignment of Structural Engineer Arctitect / Licensed surveyor of certificate percentage of completion of construction work of **GHARONDA COMPLEX** / Gharonda Buildcon Pvt Ltd. Of project situated on the plot wherein building BRERAP00113-2/156/R-1308/2022 final plot no 1122, khata no-107 admeasuring 673.23 sq.mts. area being developed by GHARONDA BUILDCON PVT LTD.

Manoj Kumar 15/01/2024
Er. Manoj Kumar
Structural Engineer
BR/UDHD/SE/23-0113

1. Following technical professionals are appointed by Owner / Promoter: —

M/s/Shri Manoj Kumar as L.S./Architect;
M/s/Shri Manoj Kumar as Structural Consultant
M/s/Shri/Smt_____asMEPConsultant
M/s/Shri/Smt_____asQuantitySurveyor*

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 ---------- Quantity 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 projectunder reference as Rs. **3,00,00,000.00** (Total of Table A and B). The estimatedTotal 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 _____being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4.The Estimated Cost Incurred till date is calculated at Rs. **1,35,75,892.00**(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_____(planning Authority) is estimated at Rs. **1,64,24,108.00** (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 GHARONDA COMPLEX
(To be prepared of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on **25-10-2021** date of Registration is	Rs. **3,00,00,000.00**
2	Cost incurred as on **31-12-2023** (Based on the Estimated cost)	Rs. **1,35,75,892.00**
3	Work done in Percentage (As Percentage of the estimated cost)	**45.25** %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. **1,64,24,108.00**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs._____

Manoj Kumar 15/01/2024
Er. Manoj Kumar
Structural Engineer
BR/UDHD/SE/23-0115

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 _____	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. _____

*** Note:**

Manoj Kumar 15/01/2024

Er. Manoj Kumar
Sr. Assistant Engineer
BR/UDHD/SE/23-0115

Yours Faithfully,

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

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 can be relied upon by the Engineer. In case of independent Quantity 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.

FORM No. 1

ARCHITECT'S CERTIFICATE

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

Date-13.01.2024

To,

GHARONDA BUILDCON PVT. LTD.

Managing Director GOPAL SHARAN BHARTIA

AT.- Gaya Sherghati Road, Paharpur, Near at Gate.

Subject: Certificate of Percentage of Work executed (OCTOBER 2023 to DECEMBER 2023) in the project "***GHARONDA COMPLEX***" having **01(one)** No. of Building bearing the registration no. [Bihar RERA Registration Number] **BRERAP00113-2/156/R-1308/2022** and being developed on the Plot bearing khata no,- **107,** Plot No. **-1122** ,demarcated by its Latitude **(N) 24° 75' 98.42"**, Longitude **(E) 85° 94' 84.62"** of the land situated in **GAYA SHERGHATI ROAD** ,village- **PAHARPUR** , Block- **GAYA** division- **GAYA** ,District **GAYA** ,PIN- **823001,** admeasuring **673.23** sq. mts., area being developed by the Promoter **GHARONDA BUILDCON PVT. LTD.**

Sir,

I, **Manoj Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the "***GHARONDA COMPLEX***" Building of the Project, situated on the plot bearing khata no,- **107,** Plot No. **-1122** of the land situated in **GAYA SHERGHATI ROAD** ,village- **PAHARPUR** , Block- **GAYA** division- **GAYA** ,District **GAYA** ,PIN- **823001,** admeasuring **673.23** sq. mts., area being developed by the Promoter **GHARONDA BUILDCON PVT. LTD.**

1. Following technical professionals are appointed by Owner/ Promoter:
   - (i) Shri **Manoj Kumar** as L.S./Architect;
   - (ii) Shri **Manoj Kumar** as Structural Consultant (
   - (iii) Shri **Krishna Gopal Prasad** as Mechanical/ Electr./ Plumbing Consultant (MEP)
   - (iv) Shri **NITISH 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 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 **BRERAP00113-2/156/R-1308/2022** 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.

Manoj Kr

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

TABLE-A

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	01,100%
3	Number of Podiums	N/A
4	Stilt Floor	0 %
5	Number of Slabs of Super Structure	05- 100%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	50%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	40%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	60%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings 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.	0%

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

TABLE-B

Internal and External Development Works 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	0%	Work is not start
2	Water Supply	Yes	3%	SELF BORING
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	Work is not start
4	Storm Water Drains	Yes	0%	Work is not start
5	Land scaping & Tree Planting.	Yes	0%	Work is not start
6	Street Lighting	Yes	0%	Work is not start
7	Community Buildings	NO	0%	Not required
8	Treatment and disposal of sewage and sullage water	NO	0%	Not required
9	Solid Waste management & Disposal.	YES	0%	Work is not start
10	Water conservation, Rain water harvesting.	Yes	0%	Work is not start
11	Energy management	Yes	0%	Work is not start
12	Fire protection and fire safety requirements	Yes	0%	Work is not start
13	Electrical meter room, Sub-Station, receiving station.	Yes	0%	Work is not start
14	Others (Option to Add more).			

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) CoA/L.S./Architect 29414

(Registration No./License No.-CA/2002/29414)

CA Sudhanshu Kumar Rakesh
Practicing Chartered Accountant

114, Grand Plaza, Fraser Road,
Patna, Bihar- 800001
Email: fcaskrakesh@gmail.com
Contact No- 9711199892

FORM-3

[See section 4(2) (l) (D) of RERA Act]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY)

RERA Registration number BRERAP00113-2/156/R-1308/2022 dated 28.03.2022 For Project name GHARONDA COMPLEX being developed by M/S GHARONDA BUILDCON PVT. LTD. having its Registered Office at C/O SADHU SHARAN DAS LANE, EAST LOHANIPUR, KADAMKUAN, PATNA- 800003.

For the quarter ending 31ST DECEMBER, 2023.

Sr. No.	Particulars			Amount (Rs. In Lakh)	
				Estimated	Incurred
1(i)	Land Cost :				
	A	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost		200.00	200.00
	B	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority		-	-
	C	Acquisition cost of TDR (if any)			
	D	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and		Included in point no. 1(i)(a)	Included in point no. 1(i)(a)
	E	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		-	-
	F	Under Rehabilitation scheme:			
		(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	-	-
		(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by	-	-

SUDHANSHU KUMAR RAKESH * CHARTERED ACCOUNTANTS * PATNA

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			the CA	-	-
Note :(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)					
		(iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	-	-
		(iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
			Sub-Total of Land Cost	**200.00**	**200.00**

Sr. No.	Particulars			Amount (Rs. In Lakh)	
				Estimated	Incurred
1(ii)	**Development Cost/ Cost of Construction :**				
	A	(i)	Estimated Cost of Construction as certified by Engineer	300.00	
		(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	135.75
	Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)				

Sr. No.	Particulars	Amount (Rs. In Lakh)	
		Estimated	Incurred

SUDHANSHU KUMAR RAKESH CHARTERED ACCOUNTANTS PATNA

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		(iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.All costs directly incurred to complete the construction of the entire phase of the project registered.		
	B		Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		
	C		Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	-	-
			Sub-Total of Development Cost	**300.00**	**135.75**

Sr. No.	Particulars	Amount (Rs. In Lakh)
2	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	**500.00**
3	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	**335.75**
4	**% completion of Construction Work (as per Project Architect's Certificate)**	As per form 1 attached
5	**Proportion of the Cost incurred on Land Cost and _____% Construction Cost to the Total Estimated Cost. (3/2 %)**	**67.15%**

SUDHANSHU KUMAR RAKESH
CHARTERED ACCOUNTANTS
PATNA

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Sr. No.	Particulars	Amount (Rs. In Lakh)
6	**Amount Which can be withdrawn from the Designated Account** **Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)**	
7	**Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**	**135.75**
8	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate** This certificate is being issued for RERA compliance for the project of **GHARONDA COMPLEX** being developed by **M/S GHARONDA BUILDCON PVT. LTD. RERA Registration number BRERAP00113-2/156/R-1308/2022 of 2022 dated 28.03.2022** is based on the records and documents produced before me and explanations provided to me by the management of the Company.	**164.25**

In view of no format for withdrawal of money under Bihar RERA Act, the calculations and format has been adopted from the format of Form 3 given under the Maharashtra Real Estate Regulatory Authority (General) Regulations, 2017

Yours Faithfully
For

Sudhanshu Kumar Rakesh

SUDHANSHU KUMAR RAKESH * CHARTERED ACCOUNTANTS * PATNA

Sudhanshu Kumar
Rakesh
Chartered Accountant
Membership
Number:449009

Date:
UDIN: 24449009BKDHPF8339

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