

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending **March of 2024 (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,	-			1. Booked/	
	3. 3 BHK	-	50	53050	Allotted - 11	
	4. Shop	-	46	18380	2. Sold -NIL	
	5.Bungalow	-				
	6. Plot etc.	-				

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	11
1		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.				

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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 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)	80%
2.	Basements (if any)	80%
3.	Podiums (if any)	NA
4.	Plinth	80%
5.	Stilt Floor	80%
6.	Slabs of Super Structure	First Floor Slab Work Partially Completed (80%) Second Floor Slab work Partially Completed (80%) Third Floor Slab Work Completed Fourth Floor Slab Work Completed
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

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

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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	

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	3.	Side Elevation	
(B)		Photograph of each floor	

VIII. FINANCIAL PROGRESS OF THE PROJECT

S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(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. 67,142.86
4.	Actual Cost Incurred during the Quarter(RERA+Current)	Rs. 46,01,547.47
5.	Net amount at end of the Quarter(RERA)	Rs. 13,372.43
6.	Total expenditure on Project till 31/03/2024	Rs. 5,23,52,081.47
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	

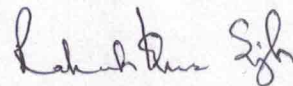
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

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

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Undertaking:

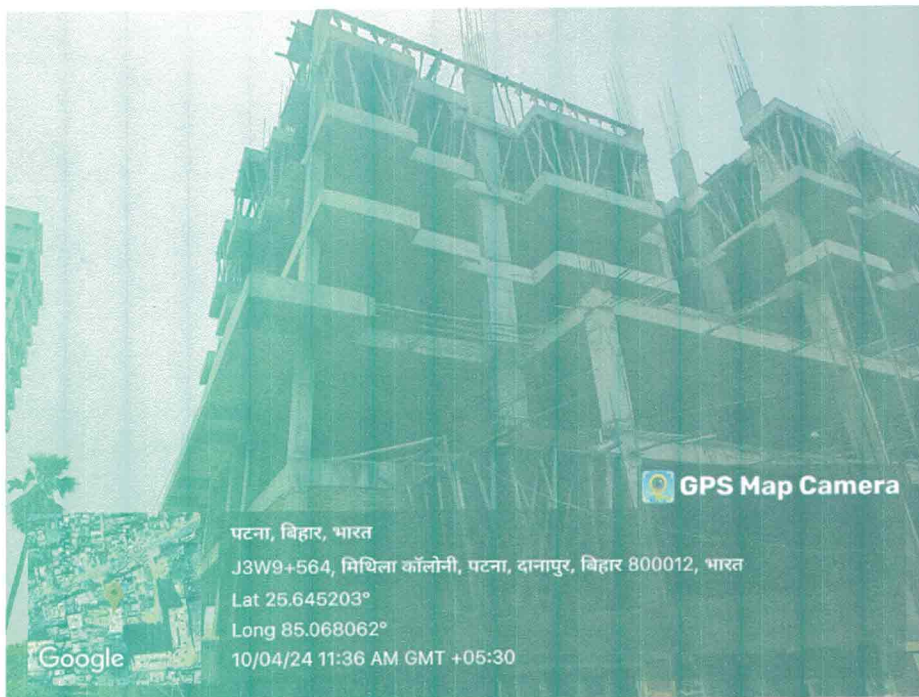
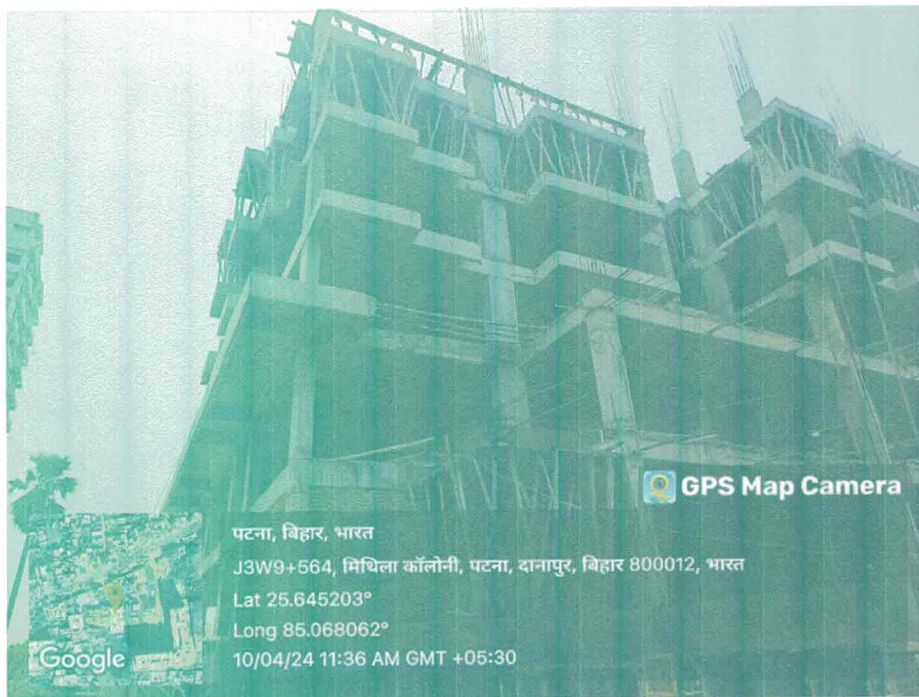
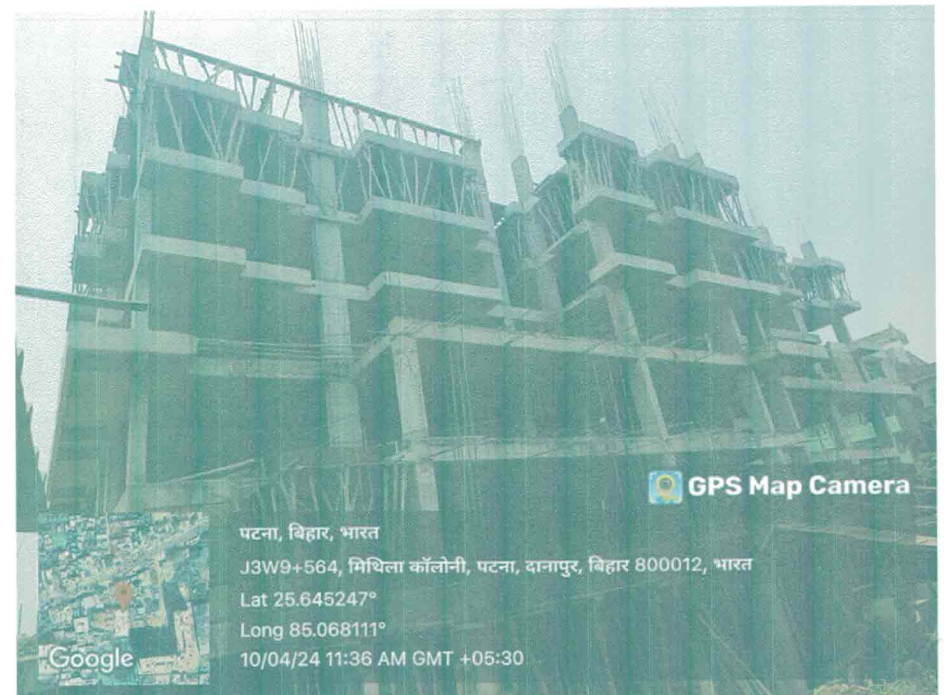
I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.



Signature of Promoter

Name:

Date:



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-----

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 of certifying 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 being developed by **ORB Infrastructure Private Limited.**

Following technical professionals are appointed by Owner / Promoter :-

- | | | | |
|-------|----------------|------------------------|--------------------------|
| (i) | M/s /Shri/Smt | <u>SHAILESH RANJAN</u> | as L.S. / Architect; |
| (ii) | M/s /Shri/Smt. | <u>SHUSHIL KUMAR</u> | as Structural Consultant |
| (iii) | M/s /Shri/Smt. | | as MEP Consultant |
| (iv) | M/s /Shri/Smt. | <u>NASIM ANSARI</u> | 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 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 **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. 5,23,52,081.47** (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. 14,76,47,918.53** (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 <u>29-04-2020</u> date of Registration is	<u>Rs. 20,00,000,00.00</u>
2.	Cost incurred up to <u>31-03-2024</u> (Based on the Estimated cost)	<u>Rs. 5,23,52,081.47</u>
3.	Work done in Percentage (As Percentage of the estimated cost)	<u>29%</u>
4.	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 14,76,47,918.53</u>
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

*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)**

Sushil
SUSHIL KUMAR
Registration No.
BR/UDHD/SE/23-0111
UDHD, Govt. of Bihar