Lavin Vastu Developer Pvt.ltd.

House No-419, Raghunath Path
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Patna, Bihar - 801503
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Phone : +91-9304768414, 9123228929

CIN : U45309BR2019PTC040807
PAN : AADCL8367P
TAN : PTNL009818

Ref. .....

Date : 06/04/2023

To,
The Chairman,
Real Estate Regulatory Authority,
Bihar, Patna.

SUB: Reply of letter No:-RERA /TE/ QPR/75/2022 686 dated 24/03/2023 Submission of Quarterly Report of Third Quarter (2022-2023) i.e. 01.10.2022 to 31.12.2022 of "ACHE RAJ ENCLAVE ", Danapur, Patna, BRERA Regn. No. BRERAP000658-1/1157/R-967/2020.

Date : 28.10.2022

Dear Sir,

With reference to the above mentioned subject and as per the requirement of quarterly reports compliance, we are hereby **submitting again** as per your instruction the project quarterly Report for the Second Quarter (2022-2023) for the project named "Ache Raj Enclave" located at Mauza - Danapur
Thana no-21,Shajadpur,Gola Road,Near Chandrashekhar Nagar,Danapur, Patna .A detailed quarterly report of the project is attached along with this letter as FORM-7

Kindly acknowledge the receipt of the same.

Thanking You

For Lavin Vastu Developers Pvt. Ltd.

Director

(Ravi Kr. Sinha)

ANNEXURE-A

Quarterly Progress Report for quarter ending Dec of 2022 (Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP000658-1/1157/R-967/2020	Name of Project/Phase of Registered Project	Ache Raj Enclave
Name of Promoter	Lavin Vastu Developers Pvt.Ltd	Project Address	Khata No.:-477 Thana No.:-21 Mauza – Danapur Shajadpur,Gola Road,Near Chandrashekhar Nagar,Danapur,Patna
Name of Co-promoter			
Project Registration is valid up to	05/02/2022.		
Starting date of Project or Phase of the Project	06/05/2020		
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			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments – 25
	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5.Bungalow - 6. Plot etc. - 3 BHK	790,807,794,785,816	25	1. Booked/ Allotted- 09 2. Sold- 0

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -	0
	25	2. Sold -	0

For Lavin Vastu Developers Pvt. Ltd.

Director

IV. Construction Progress of the Project		
1. Building / Wing - Ache Raj Enclave		
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)	NO
3.	Podiums (if any)	
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	70%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	30%
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 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.	NO

. 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	0%	

For Lavin Vastu Developers Pvt. Ltd.

Director

3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	NO(FLOWERS AND SMALL SHRUBS PLANT ONLY)	0%	
6.	Street Lighting	YES	0%	
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	0%	
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	60%	
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

VI.	PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars	
1.	Front Elevation.	Attached at the end of the document.
2.	Rear Elevation	Attached at the end of the document.
3.	Side Elevation	Attached at the end of the document.

For Lavin Vastu Developers Pvt. Ltd.

Director

VII.	Financial Progress of the Project	
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	333905000757,333905000756,333905000547
2.	Estimated Cost of the Project including land cost at the start of the Quarter	
3.	Amount received during the Quarter	76,07,700/-(B,F-2,60,231.75/-)
4.	Actual Cost Incurred during the Quarter	7742836.50/-
5.	Net amount at end of the Quarter	125095.25/-
6.	Total expenditure on Project **till date**	26947491.50/-
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	One (1)
1.	Sale Deed	—
2.	Agreement for Sale	One (1)

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.

For Lavin Vastu Developers Pvt. Ltd.

Director

Signature of Promoter

Name: RAVI KUMAR SINHA

Date : ~~18.01.2023~~ 06/04/23