Lavin Vastu Developer Pvt.ltd.

House No-419, Raghunath Path
Bailey Road, Danapur
Patna, Bihar - 801503
Email : lavindevelopers@gmail.com
Phone : +91-9304768414, 9123228929

CIN : U45309BR2019PTC040807
PAN : AADCL8367P
TAN : PTNL009818

Ref. ..... *Date :* .....

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

SUB: Submission of Quarterly Report of 1st Quarter (2024-2025) i.e. 01.04.2024 to 30.06.2024 of "Ache Raj Encleve", Danapur, Patna, BRERA Regn. No. BRERAP000658-1/1157/R-967/2020. And final completion Certificate submitting report
Date: 14 -07-2024

Dear Sir,

With reference to the above-mentioned subject and as per the requirement of quarterly reports compliance, we are hereby submitting the project quarterly Report for the 1st Quarter (2024-2025) for the project named "Ache Raj Encleve" located at Mauza -Danapur Shajadpur Gola Road Near Chandrashekher Nagar, Khata No.- 477, Thana No.-21, Danapur, Patna.

A detailed quarterly report of the project is attached along with this letter as Annexure – A.

Kindly acknowledge the receipt of the same

With Respect We want to say that we have got completion certificate from competent authority and we have submitting that report with this letter.

Thanking You

For Lavin Vastu Developers Pvt. Ltd.

14/07/2024

Director

(Director, Lavin Vastu Developers Pvt. Ltd.)

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending June 2024 (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	05/02/2023		
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 -
1	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -	25		25	1. Booked/ Allotted -10 2. Sold- 08

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages/Parking	Total Number of Garages/Parking:	
1	25	1. Booked/Allotted -	10
		2. Sold -	08

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	N/A			
2.	Fire N.O.C.				

3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Map Approval	Nagar Parishad Danapur Nizamat	29/08/2019	22/09/2019	

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 70/19-20(To beaded for each Building / Wing) Block- 1

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)	N/A
3.	Podiums (if any)	N/A
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.	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. Structure	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	100%
	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	No		
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	
4.	Storm Water Drains	Yes	100%	
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	100%	
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	Yes	100%	
13.	Closed Parking	Yes	100%	
14.	Open Parking	No		

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**			
		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths	N/A		
2.	Water Supply	N/A		
3.	Sewerage Chambers Septic Tank	N/A		
4	Drains	N/A		
5.	Parks, Land Scaping and Tree Planting	N/A		
6.	Street Lighting	N/A		
7.	Disposal of sewage & sullage water	N/A		
8.	Water conservation/Rain Water Harvesting	N/A		
9.	Energy Management	N/A		

VII.	**GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT**		
(A)	Sr. No.		
	1.	Front Elevation	See Annexure 1
	2.	Rear Elevation	See Annexure 1
	3.	Side Elevation	See Annexure 1
(B)		Photograph of each floor	See Annexure 1

VIII.	**FINANCIAL PROGRESS OF THE PROJECT**

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	333905000757,333905000756, 333905000547
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Amount received during the Quarter	Rs. 39,73,593/-
4.	Actual Cost Incurred during the Quarter	Rs.46,31,411.50 /-
5.	Net amount at end of the Quarter	Rs. 2,23,683.5
6.	Total expenditure on Project **till date**	Rs. 4,92,78,085.38
7.	Cumulative fund collected till the end of Quarter in question	Rs. 4,71,48,725/-
8.	Cumulative expenditure done till the end of Quarter in question	Rs. 4,92,78,085.38/-

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
Not Applicable

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	4
2.	Agreement for Sale	1
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Whether the project in progress is as per time schedule or lagging behind? On Schedule		

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.

For Lavin Vastu Developers Pvt. Ltd.

Director

Signature of Promoter

Name: Ravi Kumar Sinha.

Date: 14/07/2024

Annexure 1





नगर परिषद् दानापुर निजामत

तकियापर, दीघा, दानापुर

Email– nagarparishaddanapur@gmail.com

फारम-VIII / उपविधि संख्या- 16(1),(3)

अधिभोग प्रमाण-पत्र

नगर परिषद दानापुर बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित दानापुर विकास योजना कार्यपालक पदाधिकारी आयोजना स्कीम के अंतर्गत आच्छादित दानापुर के दिये गये भवन मानचित्र स्वीकृति के निर्मित भवन का अधिभोग प्रमाण-पत्र हेतु आवेदन प्राप्त है जिसका संचिका सं0-30 दिनांक 05.09.2023 है, जिसका प्लौट नं0-976(P), खाता नं0-477, तौजी नं0-5408, थाना नं0-21 एवं मौजा-दानापुर शहजादपुर पर निबंधित वास्तुविद श्री प्रदीप कुमार सिन्हा, निबंधित सं0-CA/90/12804 एवं निबंधित संरचना अभियंता श्री विजय कुमार, निबंधन सं0-01/STRE/2015/NPDN द्वारा समर्पित **G+3** कार्यालय भवन के नक्शे की स्वीकृति नगर परिषद दानापुर निजामत द्वारा दी गई थी जिसका प्लान **केस नं0-70/19-20 दिनांक 24.09.2019** एवं भवन का कुल रकबा **Comm.-2469.47 वर्ग मी0** था। जो भवन का नाम **"अच्छे राज इनक्लेव"** पता- चन्द्रशेखर नगर, पूर्वी गोला रोड, दानापुर, पटना में किया गया निर्माण का कार्य निबंधित अभियंता श्री शैलेश रंजन, निबंधित सं0-BR/UDHD/CE/23-0016 एवं निबंधित संरचना अभियंता श्री विजय कुमार, निबंधन सं0-04/BR/UDHD/SE/23-0077 के पर्यवेक्षण में समर्पित कार्यपूर्णता (समापन) प्रमाण-पत्र के अनुसार **"मेसर्स लाविन वास्तु डेवलपर्स प्रा0 लि0"** के द्वारा निर्माण कार्य पुरा कर लिया गया था। निरीक्षण करने पर देखा गया कि उपर्युक्त भूखंड पर बिजली, लिफ्ट, सिवरेज, सी0सी0टी0भी0 कैमरे, वाटर हार्वेस्टिंग का अधिष्ठापन का कार्य किया गया है जिसका संबंधित प्रमाण-पत्र अभिलेख में उपलब्ध है। नगर परिषद अभियंता द्वारा सत्यापन के क्रम में **G+3** आवासीय भवन का निर्मित भवन स्थल पर पाया गया जिसका कुल निर्मित रकबा एवं अभियंता द्वारा समर्पित वर्तमान नक्शे के अनुसार कुल रंकबा कुल रकबा **2469.47 वर्ग मी0** पाया गया। नगर परिषद के अभियंता के जाँच प्रतिवेदन एवं गणना के अनुसार रू0 **6,200/-** अधिभोग शुल्क + सविक्षा शुल्क + पेस्टिंग शुल्क के रूप में गणणित की गई है। अभियंता द्वारा सत्यापन के क्रम में (समर्पित नक्शे के अनुसार) निर्मित भवन का प्रतितल निर्मित रकबा इस प्रकार है :-

B/U AREA STATEMENT

Ground Floor	----------	141.47 m2
1st Floor	---------	776.00 m2
2nd Floor	----------	776.00 m2
3rd Floor	----------	776.00 m2
Total B/u Area	=	**2469.47 m2**

1. गणणित शुल्क को जमा करने
2. बिहार नगरपालिका अधिनियम, 2007 एवं बिहार भवन उपविधि 2014/2022(यथा संशोधित) के प्रावधानों का अक्षरसः अनुपालन करने की शर्त पर वास्तुविद / अभियंता के प्रमाण-पत्र एवं नगर परिषद अभियंता के सत्यापन के आधार पर **उपर्युक्त भवन प्लान का Occupancy Certificate निर्गत किया जाता है।**

अनु0-इस पत्र के साथ अधिभोग का स्वीकृत नक्शा प्रस्तुत किया जाय।

नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत

ज्ञापांकः-1989 /दिनांकः-28/6/24

प्रतिलिपिः- मेसर्स लेविन वास्तु डेभलपर्स प्रा0 लि0, डाईरेक्टर-श्री रवि कुमार सिन्हा, पिता-श्री सिताराम लाल, पता-मकान सं0-170, गाभतल अखाड़ा के पश्चिम, थाना-दानापुर, पो0-दानापुर, जिला-पटना को सूचनार्थ प्रेषित।

28/06/24

नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत