FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending **01.10.2024 TO 31.12.2024**.

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U70102BR2014PTC 022146	Name of Firm	**VASTU VASTAYA BUILDER PVT. LTD**
Firm Address :	SUJATA BAYPASS ANAND BIHAR COLONY BODHGAYA, GAYA-824231.		
Total Experience of promoter in Real Estate sector	10 YEARS		
Total Experience in Real Estate after Implementation of RERA	7 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	1	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	2 1	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00356-010/04/R-1640/2024	Name of Project/Phase of Registered Project	**USHA HEIGHT**
Name of Promoter	**VASTU VASTAYA BUILDER PVT. LTD DIRECTOR SATYENDRA KUMAR**	Project Address Tola Baiju Bigha Bodhgaya Gaya (Bihar)	Plot no.66 Khata no. 965 Thana No. 359 Mauza- Bodhgaya. Dist. Gaya, Bihar
Name of Co-promoter			
Project Registration is valid up to	15.03.2026		
Starting date of Project or Phase of the Project	01.02.2024		
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	15.03.2026 By Bodhgaya Nagar Parishad		

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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - 33 1. Booked / Allotted - 11 2. Sold-	Total Number of Apartments in Landowner's share -33 3. Booked/ Allotted - Sold -
1	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Commercial Hall - 6. Plot etc.	24 24 16 02	14784 21264 13782 7281	66	Percentage of booking 33.33%	Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
1	60	1. Booked/Allotted -	11
		2. Sold -	

V. 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	NA			
2.	Fire N.O.C.	Office of the state fire director Bihar Patna	01.04.2023	20.10.2023	
3.	Water Supply Permission	NA			
4.	NOC from Airport Authority of India	Airport authority of India, (Gaya)		17.01.2023	
5.	Other Approval(s), if any, required for the Project.	NA			

VI. CONSTRUCTION PROGRESS OF THE PROJECT

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

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy)Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	100%	

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4.	Plinth	100%	
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	20%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	
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	0%	
	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0%	

VII. 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)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	

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2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
9.	Solid Waste Management & Disposal	NO		
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	50%	
14.	Open Parking	NO	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	NO		

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic			

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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			

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Rear Elevation	
	3.	Side Elevation	Attached
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	Punjab National Bank A/c no 5860002100003186
2.	Estimated Cost of the Project including land cost at the start of the Project	17,14,49,500.00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	19,34,936.36
6.	Actual Cost Incurred during the Quarter	31,99,557.74
7.	Net amount at end of the Quarter	3,88,090.51
8.	Total expenditure on Project **till date**	2,91,34,295.90
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

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XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
3.	No. of possessions given to allottees	
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

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.

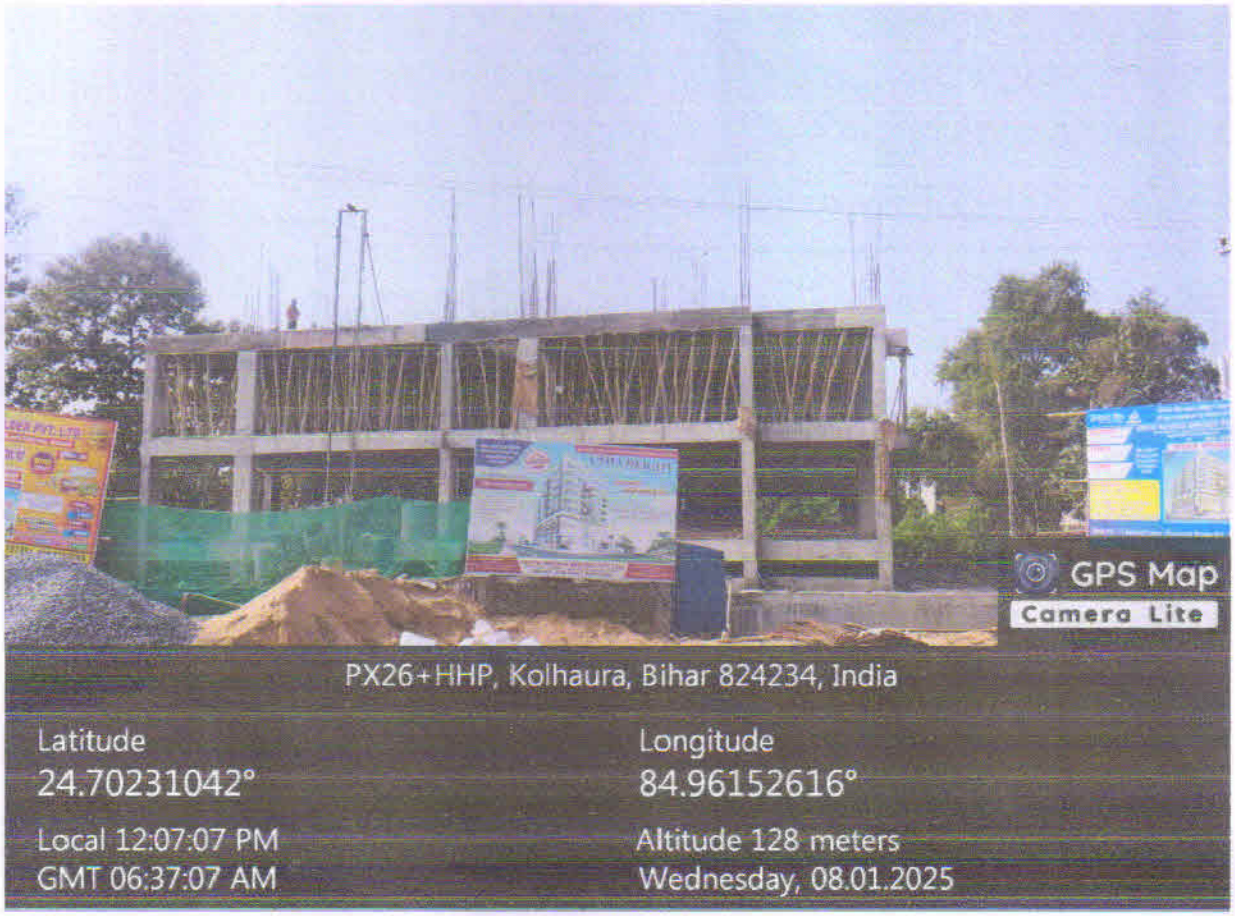
VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR

Signature of Promoter

Name: SATYENDRA KUMAR

Date: 07.01.2025



VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR



VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR

DIRECTOR

INDIA NON JUDICIAL

Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2401628817
Certificate Issue Date	:	12-Sep-2024 03:16 PM
GRN No.	:	BHR20240902299900E
Unique Doc Reference	:	EST-BR-3500-2400028341
Party Name	:	VASTU VASTAYA BUILDER PVT LTD
Purchased by	:	VASTU VASTAYA BUILDER PVT LTD
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	1000 (One Thousand Only)
Reg. Fee (Rs.)	:	0 (Zero Only)
L.I.& P. Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discount (Rs.)	:	0 (Zero Only)
Total Amount (Rs.)	:	1000 (One Thousand Only)

(Annexure 1)

Guidelines for formation of Allottees' Association by promoter to meet the obligations as per Section 11 (4) (e) of Real Estate (Regulation and Development) Act, 2016

These Guidelines are being issued for the limited purpose of formation of Association of Allottees in order to fulfil the mandate as prescribed in section 11(4) (e) of RERA Act, 2016 so that the names of the allottees/ Members on record and for reporting purpose in order to avoid any litigation and for the purpose of grievance redressal at the level of RERA Bihar.

Other functions of Association of Allottees as mandated in Section 11(4)(1) and other legal obligations for example execution of conveyance deed of common areas etc. to the Association of Allottees as mandated by Section 17 of the Act would be fulfilled by Association of Allottees after the Association of Allottees gets registered under appropriate law and with competent Authority as notified by State Government from time to time

IN 2401634961

Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
The onus of checking the legitimacy is on the users of the certificate.
In case of any discrepancy please inform the Competent Authority

Modal Byelaws and other memorandum would be prepared as per the law prescribed by State Government.

The formation of association should be reported by the promoter to the Authority in the QPR using a non-judicial stamp of at least Rs. 1000/-

Article 1: Name and Address

1. Name : **Usha Height**
   The name of the association shall be **[Usha Height]** Allottees Association
1. Office Address: **Tola Baiju Bigha, Bodghaya, Gaya. Bihar.**

Article 2: Purpose and Objective

A. Purpose:

The primary purpose of the association is to safeguard the interests of all allottees and communications per Section 11 (4) (e) RERA Act, 2016. Promoter is responsible for formation of this association.

B. Objectives:

- To represent the collective interests of the allottees.
- To ensure transparency in dealings related to allotments.
- To engage with relevant authorities for infrastructural development etc.

Article 3: Membership

There would be two committees in each Association of Allottees:

i. **General Body**

All the allottees who have made bookings in the project would be members of the General Body by virtue of holding the status as Allottee.

ii. **Executive Committee**

All the members of the association, the General Body, would elect office bearers of the Executive Committee, one president, one secretary and one treasurer from amongst them as office bearers. In case, the total number of allottees in a real estate project is more than 50, one additional post of joint secretary would be created. These office bearers would jointly constitute the executive committee and would be entitled to take up issues concerning allottees on their behalf. The elected office bearers would hold the post for a period of three years.

Article 4: Time of formation

Promoter shall form this Association of Allottees within a period of three months as soon as majority of allottees have made booking i.e. the number of bookings exceeds half of the total number of units in a given real estate project.

Article 5: Filling the vacant posts of office bearers

In case any post of the office bearers becomes vacant for any reason (resignation/death etc.) The same shall be filled within three months from the date of Vacancy. The vacant post will be filled for remainder term of the person who vacated the office.

Members of the association would vote for election of the vacant post in same manner in which an office bearer is to be elected as mentioned in Article 4.



Article 6: **Format for providing information about the association of allottees formed by the promoter as per Section 11 (4) (e) of RERA Act.**

Name of Project:- Usha Height

Name of Association:- Usha Height

Details of the Members of General Body (Details of Allottees)

Sr. No	Name of the Allottee	Flat No./Shop	Parking Space Details	Mobile No. of allottee	Address the allottee	Re Marks
1.	Sri. Surendra Kumar Sinha & Ranjana Sinha	Flat No-303, 3rd Floor	U.B Parking no 303		Village Kamat, P.S Sherghati-824211, Gaya	
2.	Sonu Annupurnna	Flat No-304, 3rd Floor	L.B Parking no 304	9473316871	Raj Palace 102 'B' Paharpur, P.O Civil Aerodrome, Gaya, Bihar-823004.	
3.	Dr. Rahul Sahay Dr. Ankita Sinha	Flat No 305, 3rd Floor	U.B Parking no 305	9654828504	179 A P Colony, Dist. Gaya, Bihar.	
4.	Vijay Kumar Sah	Flat No-306, 3rd Floor	L.B Parking no 3046	7549696593	Vastu Vihar Colony, Ward no. 01, Road no. 8 Jayant, Kharanti, Gaya-823001.	
5.	Tejaswi Nandan	Flat No-307, 3rd Floor	U.B Parking no 307	7004597106	Mediverse Hospital new area, near prabhat khabar office, Bisat Talab, Gaya, Bihar- 823001.	
6.	Smt. Shreya Sinha	Flat No-308, 3rd Floor	U.B Parking no 308		Vidapati NagarKanke Road, near V.K Enclave Apartment, Misirgonda Alias Pahargonda, Ranchi, Jharkhand-834008.	
7.	Nibha Singh	Flat No-505, 5th Floor	U.B Parking no 505	8292883374	Yamuna west-05, Road no-01, Vastu Vihar Phase-02, Gaya Dobhi road, Gaya-823004.	
8.	Nikhil Kumar Singh & Ragni Kumari	Flat No-507, 5th Floor	L.B Parking no 507	9110901116	Village Arthua, Post Arthua, Dist. Aurangabad, Bihar-824125.	
9.	Pappu Kumar Gupta	Flat No-704, 7th Floor	L.B Parking no 704	9960156467	Symboys Hostel opp. Sr no. 142/2/25/d, hinjavadi Road, Pune, Maharashtra-411057	

10	Pappu Kumar	Flat No-706, 7th Floor	L.B Parking no 706	9431836906	Gram Rampur, Bodhgaya, Dist Gaya	
11.	Santosh Kumar & Jyoti Kumari	Flat No 707, 7th Floor	L. B Parking no 707	8967131260	New Godown, Punjabi Colony, Gaya, Bihar-823001	
12.	Usha Raj (Land Owner)	Flat No 401, 4th Floor	U. B Parking no 401	9431225513	Happy Nursery 153 A.p Colony, Gaya.	
13.	Karan Raj (Land Owner)	Flat No 601, 6th Floor	U. B Parking no 601	8226997668	Happy Nursery 153 A.p Colony, Gaya.	
14.	Dinesh Pandey	Flat No 701, 7th Floor	L. B Parking no 701	9006083282	Sheopur Near New police line Kanke Road ranchi.	

Details of the office bearers

Sr. No.	Post	Name of the office bearer	Flat No.	Mobile No. of office bearer	Address of the office bearer	Re marks
1.	President	Usha Raj	Flat No 401, 4th Floor	9431225513	Tola Baiju Bigha, Bodghaya, Gaya	
2.	Secretary	Tejaswi Nandan	Flat No-307, 3rd Floor	7004597106	Tola Baiju Bigha, Bodghaya, Gaya	
3.	Joint Secretary (IF the total no. of allottees in a project is more than 50)	Pappu Kumar	Flat No-706, 7th Floor	9431836906	Tola Baiju Bigha, Bodghaya, Gaya	
4.	Treasurer	Vijay Kumar Sah	Flat No-306, 3rd Floor	7549696593	Tola Baiju Bigha, Bodghaya, Gaya	

Undertaking:

We solemnly affirm, declare and undertake that all the details stated above are true to the best of our knowledge and nothing material has been concealed here. 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 President

Signature and Stamp of Promoter

VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR

Date: 13/10/2024

Signature of Secretary

Signature of Joint Secretary (If any)

Signature of Treasurer

Stamp of Association of Allottees

USHA HEIGHT ASSOCIATION

Dated 14/10/24

Solemnly affirmed before me

14.10.24

Notary Gaya (Bihar) India

14/10/24