

FORM-7**[REGULATION-9]****Quarterly Progress Report for quarter ending 31st December of 2024 (Year)****I. PARTICULARS OF PROMOTERS**

Promoter's Registration Number/CIN No.	U45202BR2008PTC013577.
Name of the Promoter's Entity	RAUNAK VATIKA PVT. LTD.
Address of the Promoter's Entity :	501, Raunak Garden Apt, Balajee Nagar, Shaguna, Danapur
Total Experience of promoter in Real Estate Sector	14 Years
Total Experience in Real Estate After commencement of RERA	06 Years
No of Project done Before commencement of RERA	04 Projects
No of Project done After commencement of RERA	1. Raunak Galaxy 2. Raunak Village 3. Raunak Lifestyle

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00202-3/572/R-300/2018
Name of Project	RAUNAK LIFESTYLE
Name of Promoter	RAUNAK VATIKA PVT. LTD.
Project Address	KHATA NO. 180 & 175, TAUZI NO. 5541, MAUZA JAMSAUT, No.- 2084, 2093, 2094, 2095, DANAPUR, DIST.- PATNA
Project Registration is valid up to	30/12/2025
Starting date of Project	05/10/2018
Type of Project	Residential/Group Housing
Name of the Competent Authority which sanctioned the project map	Nagar Paishad, Danapur, Nizamat
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP and then again revalidated for 2 more years then Re-approved for further 5 years.

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In SQ FT)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share- 78		Total Number of Apartments in Landowner's share-22	
				Booked	AFS Executed	Booked	AFS Executed
Raunak Life Style Block A and Block B	2 BHK	665.67	2	2	2		
Raunak Life Style Block A and Block B	3 BHK	775.34	2	2	2		
Raunak Life Style Block A and Block B	1 BHK	408.25	2	NIL	NIL	NIL	NIL
Raunak Life Style Block A and Block B	2 BHK	659.20	20	16	16		
Raunak Life Style Block A and Block B	3 BHK	778.86	20	20	YES		
Raunak Life Style Block A and Block B	2 BHK	665.67	18	6	0		
Raunak Life Style Block A and Block B	3 BHK	775.34	18	4	NO		
Raunak Life Style Block A and Block B	2 BHK	547.99	18	11	11		
Total							
				%of total units	%of total units	%of total units	%of total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES:

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

1. What shall be the **basis** of formation of association. Will it be on the basis of nomination OR election?
2. If any allottee is selected as member of executive body and is selected as President/Secretary of the association and after that due to any valid reason gets his/her flat canceled OR resale his/her flat what shall be the course of action?
3. Most of the allottees are presently belonging to different parts of India, unless they are not residing in the building how they will participate in the selection process of Executive body?
4. If any building is having 100 Flats, 50% share belongs to the landowner, 50% share belongs to the developer as per terms of registered

development agreement. Then association shall be formed on which basis, 50% allottees of builder? It is necessary to mention that the Land owner's share cannot be allotted by builder and the builder cannot give possession of the land owner's share to the land owner unless **CC/OC** is not obtained as well as Statutory payment is not done by the land owner.

5. Allottee is not the lawful owner of the property until the sale deed is executed in the favor of the allottee. In the incidence of the change of allottee, before he gets the property registered on his name, do we need to repeat the whole process of election?

**V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO.
/OFFICE SPACE/SHOP/ETC.**

(A) Cancelled by Allotees One Flat No B-401 by Prabhat Kumar with written consent	(B) Cancelled by Promoters No Any
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VI. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES/ PARKING SPACE

Building Wise/ Block Number	Total Number of Sanctioned Garages/ Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted -
Raunak Life Style Block A and Block B	100	61

VII. DETAILS OF BUILDING APPROVALS

Already filed along with Registration Application

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Validity Up to	Attach Copy
1.	Environment Clearance			
2.	Fire N.O.C.			
4.	Airport Authority of India NOC			
5.	Water Supply Permission			
6.	Other Approval(s), if any, required for the Project.			

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately-**BLOCK A**

1. Plan Case Number-170/22-23 (Raunak Lifestyle Block A) (To be added 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/yyyy) Format (4)
1.	Excavation (if any)	100%	Completed
2.	Basements (if any)	90%	30-12-2024
3.	Podiums (if any)	NA	
4.	Plinth	100%	Completed
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	100%	Completed
7.	Internal walls Flats /Premises.	80%	25-01-2025
8.	Internal Plaster& Putty within Flats /Premises	70%	18-03-2025
9.	Floorings within Flats /Premises	70%	27-03-2025
10.	Doors and Windows within Flats /Premises	50%	24-06-2025
11.	Sanitary Fittings within the Flat/Premises	55%	28-06-2025
12.	Electrical Fittings within the Flat/Premises	70%	30-06-2025
13.	Staircases, Lifts Walls and Lobbies at each Floor level	70%	26-05-2025
14.	Overhead and Underground Water Tanks.	55%	30-12-2024
15.	External plumbing	70%	27-03-2025
16.	External plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	80%	27-03-2025
17.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	50%	27-08-2025
18.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed Norms	30%	30-11-2025

19.	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 complete project as per Specifications in Agreement of Sale. Any other activities.	40%	30-11-2025
20.	Overall Percentage of Actual Work Done and final completion date	69.41%	30-12-2025

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately -**BLOCK B**

2. Plan Case Number-24/16-17(Raunak Life Style Block B) (To be added 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/yyyy) Format (4)
1.	Excavation (if any)	100%	Completed
2.	Basements (if any)	100%	Completed
3.	Podiums (if any)	NA	
4.	Plinth	100%	Completed
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	100%	Completed
7.	Internal walls Flats /Premises.	100%	Completed
8.	Internal Plaster& Putty within Flats /Premises	100%	Completed
9.	Floorings within Flats /Premises	100%	Completed
10.	Doors and Windows within Flats /Premises	100%	Completed
11.	Sanitary Fittings within the Flat/Premises	100%	Completed
12.	Electrical Fittings within the Flat/Premises	100%	Completed
13.	Staircases, Lifts Walls and Lobbies at each Floor level	100%	Completed
14.	Overhead and Underground Water Tanks.	100%	Completed
15.	External plumbing	100%	Completed

16.	External plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	Completed
17.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	100%	Completed
18.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed Norms	100%	30-11-2025
19.	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 complete project as per Specifications in Agreement of Sale. Any other activities.	100%	30-11-2025
20.	Overall Percentage of Actual Work Done and final completion date	100%	30-12-2025

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS RELATED TO AMENITIES AND COMMON AREA

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	100%	Completed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	Completed
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	Yes	90%	25-08-2025
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/Rainwater Harvesting	Yes	100%	Completed
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	Yes	92%	20-06-2025
13.	Closed Parking	Yes	92%	20-06-2025
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to Add More)	No		
17.	Overall Percentage of Actual Work Done and final completion date	Yes	95.67%	30-11-2025

X.EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

Not Applicable because our project is Residential/Group Housing.

X. Financial Progress of the Project

Sr.No.	Particulars	Amount (in Rs.)
1	Project Account No.	593010200003360
2	Estimated Cost of the Project including land cost at the start of the Quarter	1,600.00/-(In Lakh)
3	Estimated Development Cost of the Project at the start of the Project (Excluding Land Cost)	1300.00/-(In Lakh)
4	Any Variation in Development Cost which is declared at the start of the Project	No Any
5	Amount received during the Quarter 01-10-24 TO 31-12-24	1,30,35,446/62
6	Actual Cost Incurred during the Quarter 01-10-24 TO 31-12-24	91,14,813/-
7	Net amount at end of the Quarter	1,05,73,787/62/-
8	Total expenditure on Project till date 31-12-24	18,56,79,068/-
9	Cumulative fund collected till the end of Quarter in	19,62,52,855/62

	question	
10	Cumulative expenditure done till the end of Quarter in question	18,56,79,068/-
11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	94.6% Approx.

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

No Any

XIII. GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT The photograph must have date.

(A)	S. No.	Particulars
	1.	Photographs showing Front Elevation. - Attached Below
	2.	Photographs showing Rear Elevation. - Attached Below
	3.	Photographs showing Side Elevation (Both sides) Attached Below
	4.	Photograph of each floor showing the progress of interior works
	5.	Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.)
(B)		Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority

XIV. MISCELLANEOUS

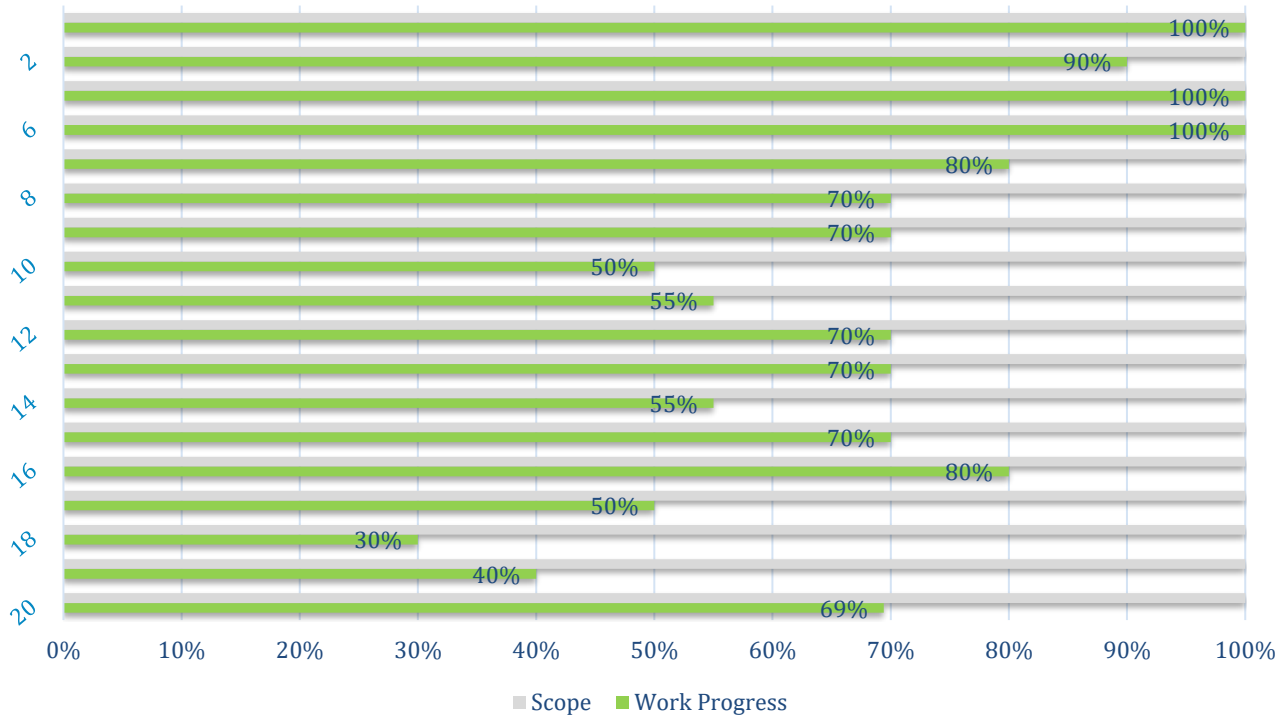
A	List of Legal Cases (if any) On Project / Promoter	
1.	(a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
2.	No. of Execution Cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
3.	No. of Suo - Moto cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
4.	No. of Certificate cases /PDR cases against this project (a) Case No. (b) Name of Parties	NA

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

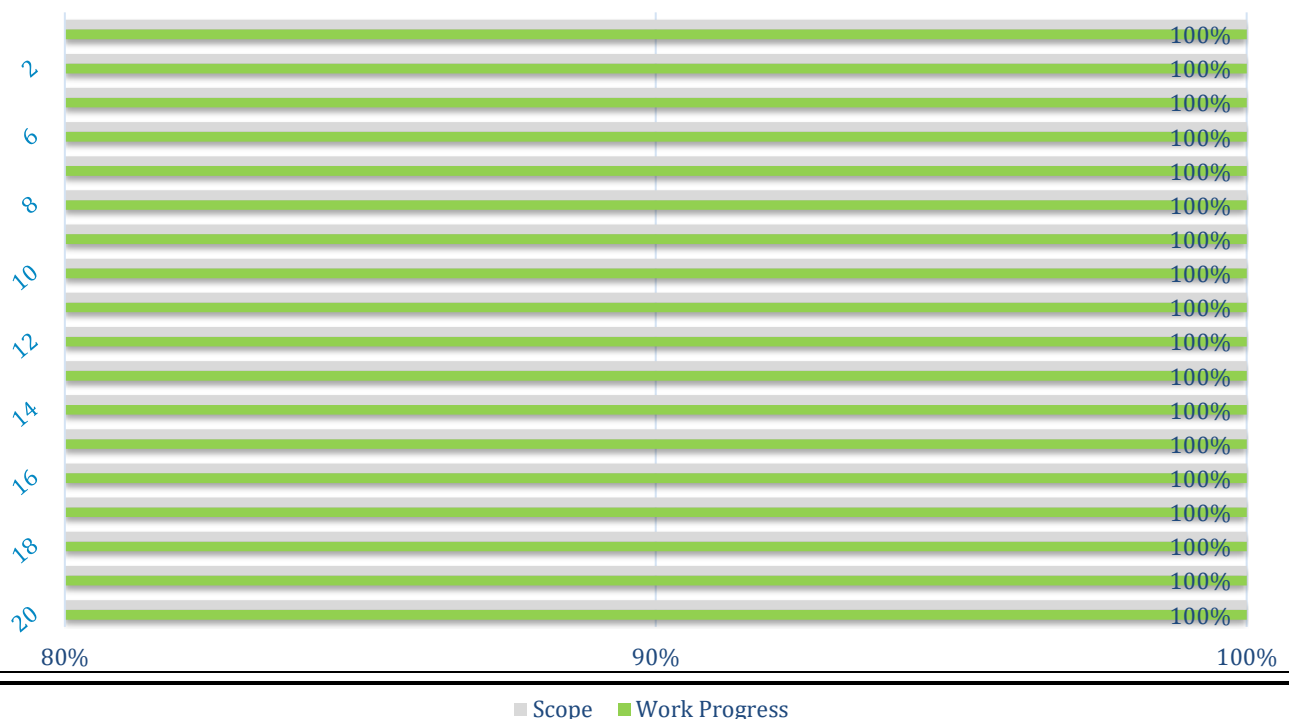
- Whether the project is in progress as per time schedule or lagging behind? Yes
- If yes, whether it would be completed on the completion date fixed as per RC. Yes

If No, then Reason for delay: NA

PROGRESS CHART BLOCK A



PROGRESS CHART BLOCK B



XVI. BROCHURE /Prospectus- Attached AS ANNEXURE

XVII Grievance Redressal Officer

Name : AMIT KUMAR

Contact No : 9319915599

Email id : raunakvatika@gmail.com

Address : 501 , Raunak Garden Apt , Balajee Nagar , Shaguna , Danapur

Project Site Photographs-BLOCK-A



Mobarakpur-raghurampur, Bihar, India
J27j+mwX, New A G Colony, Balaji Nagar, New Tarachak, Mathiapur,
Mobarakpur-raghurampur, Patna, Bihar 801503, India
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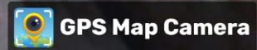


Patna, Bihar, India

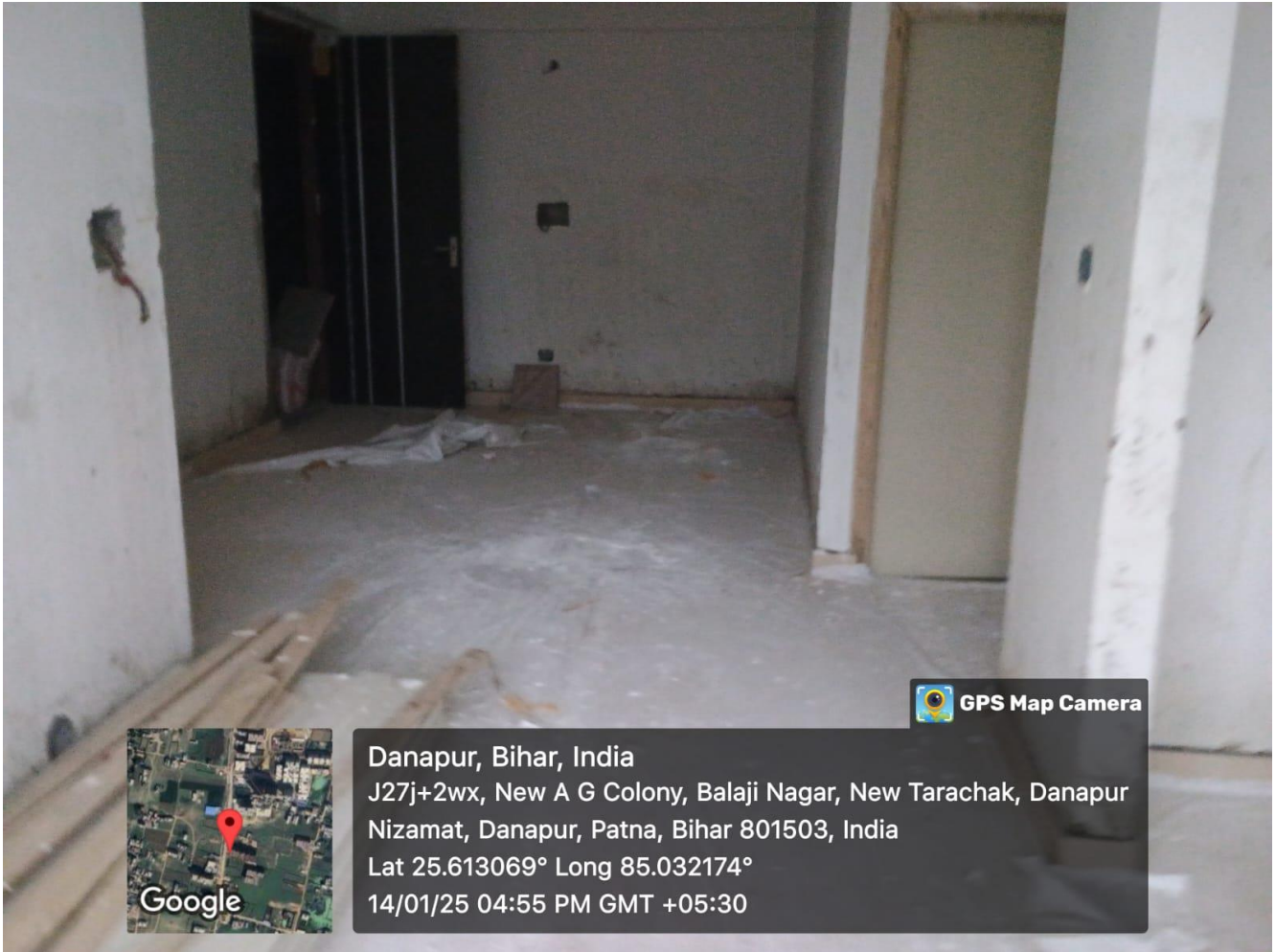
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Mobarakpur-raghurampur, Patna, Bihar 801503, India

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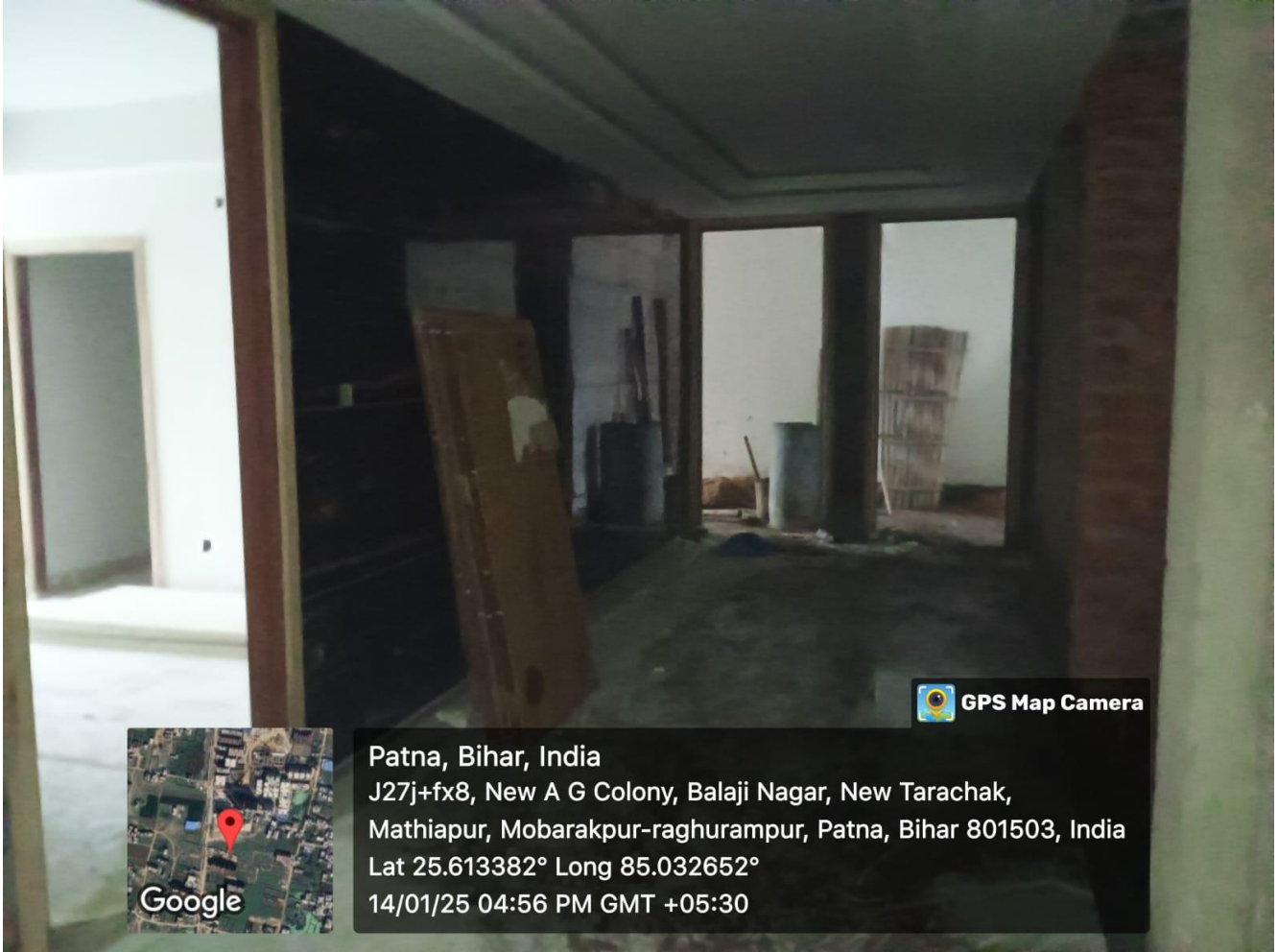


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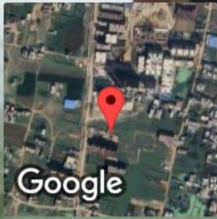
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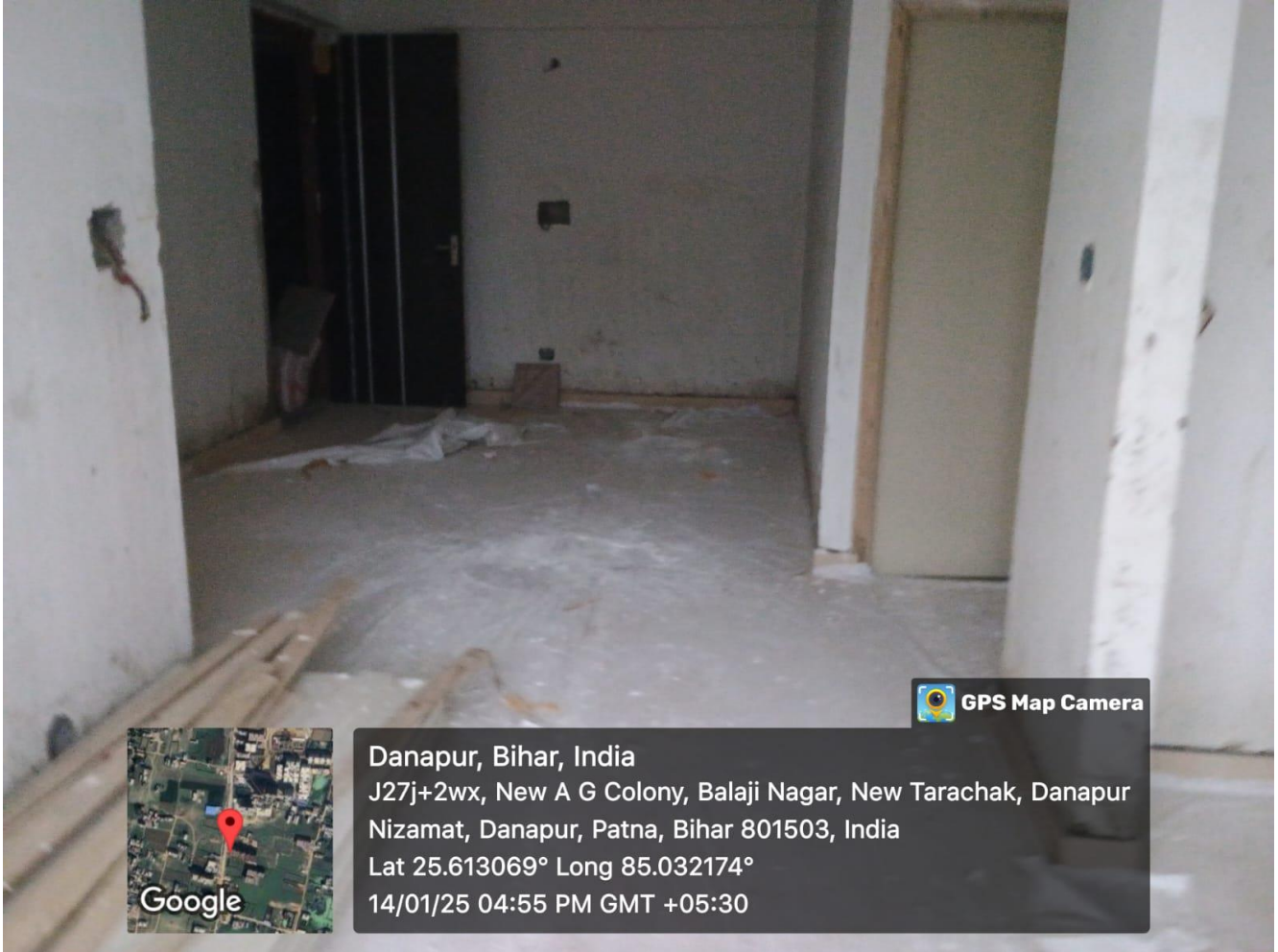
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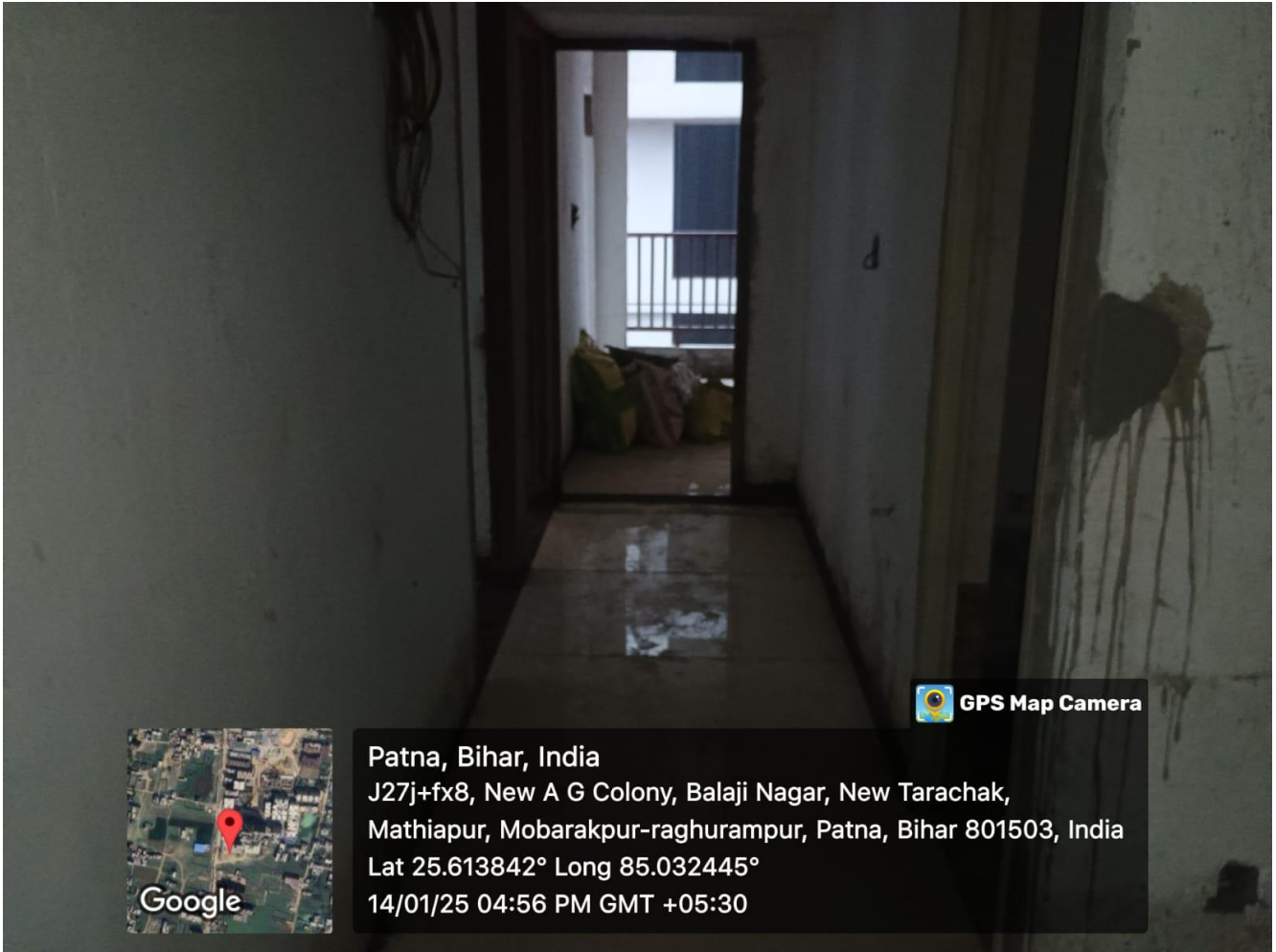
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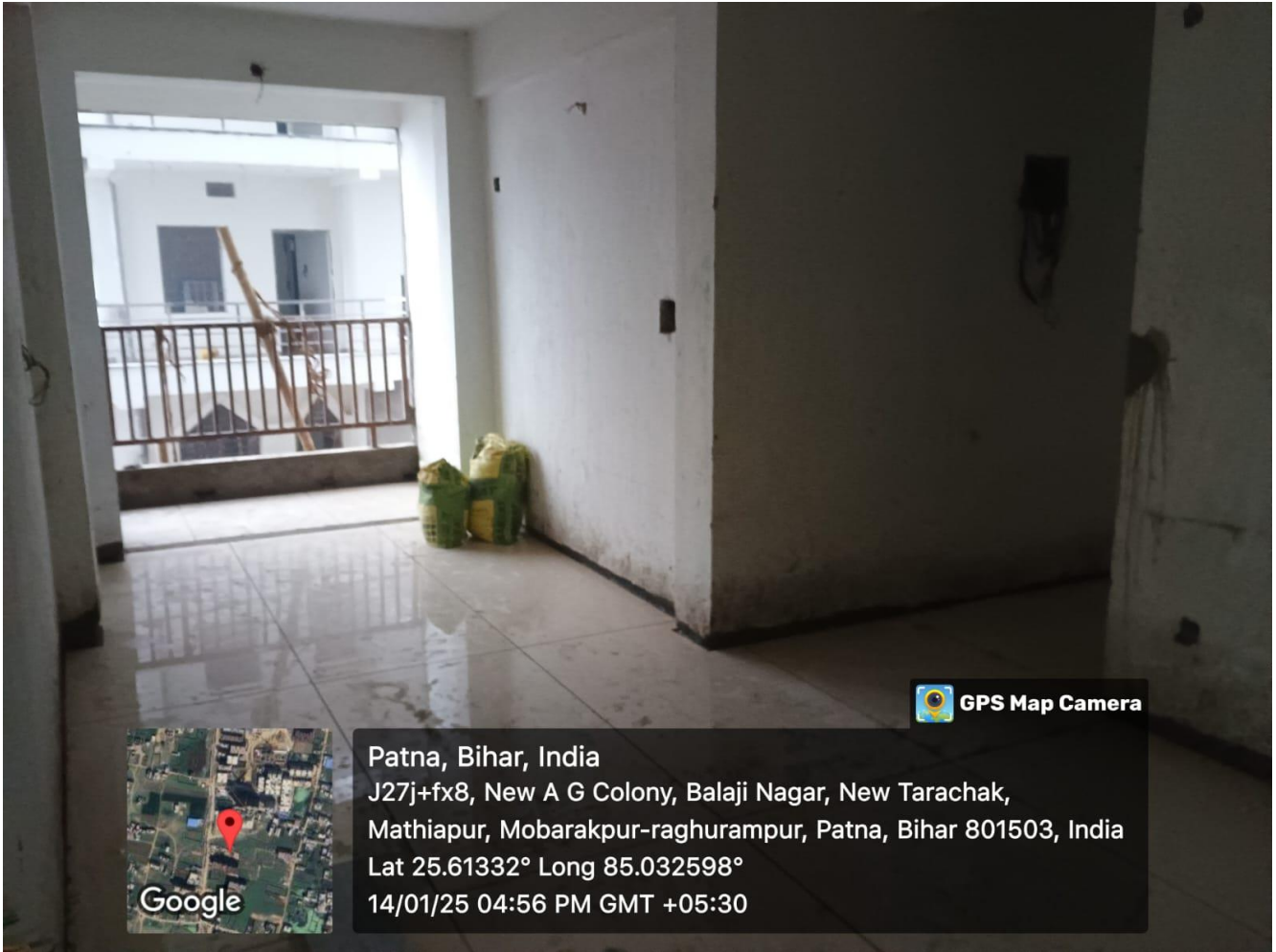




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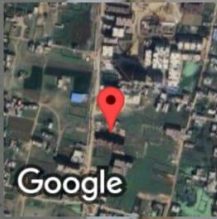


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J27j+fx8, न्यू A G कॉलोनी, बालाजी नगर, न्यू तरचक, मथिअपुर,
मोबारकपुर-रघुरामपुर, पटना, बिहार 801503, भारत
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मोबारकपुर-रघुरामपुर, पटना, बिहार 801503, भारत
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मोबारकपुर-रघुरामपुर, पटना, बिहार 801503, भारत

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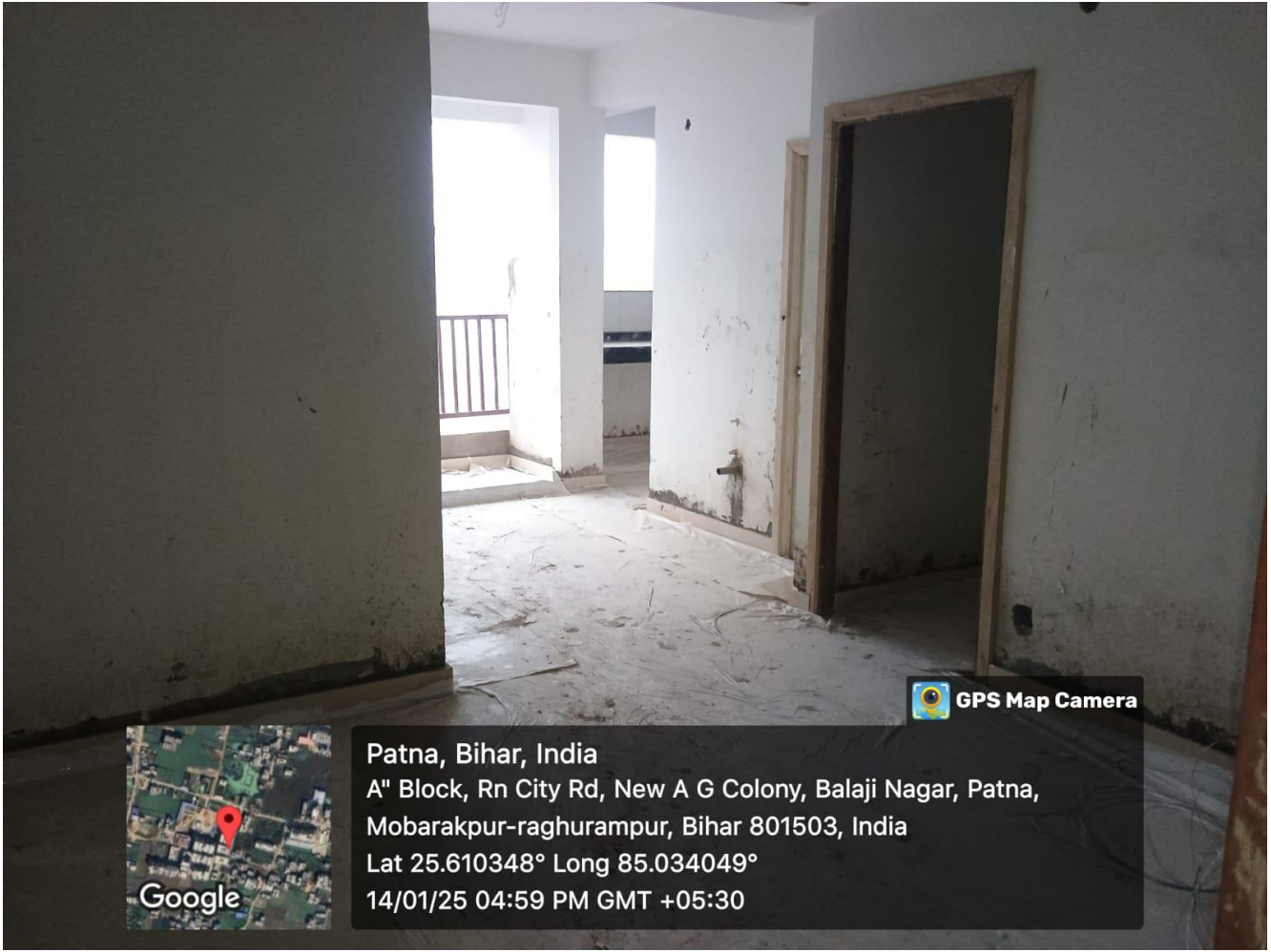
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मोबारकपुर-रघुरामपुर, पटना, बिहार 801503, भारत
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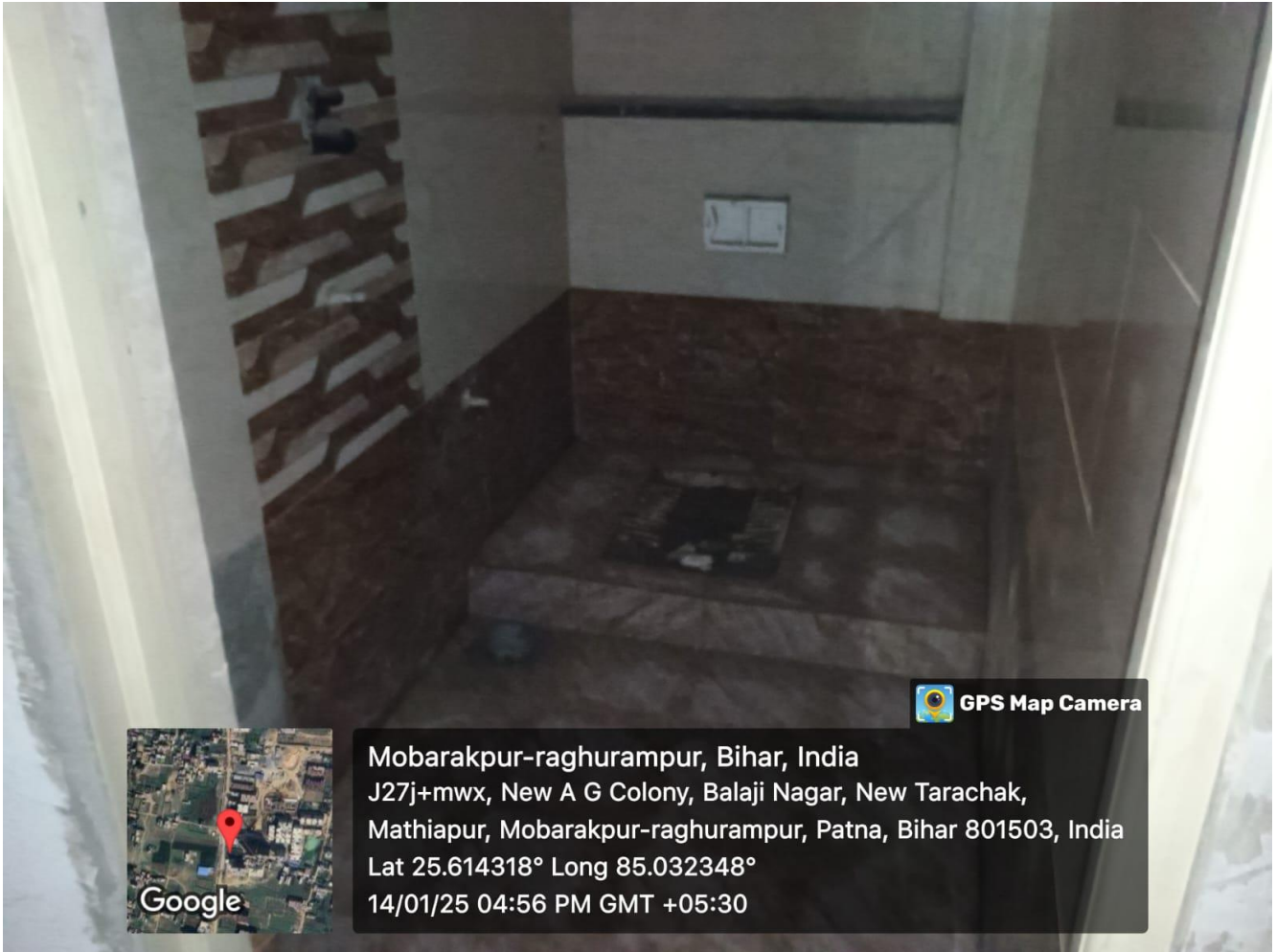
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Mobarakpur-raghurampur, Bihar 801503, India

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Project Site Photographs-BLOCK-B



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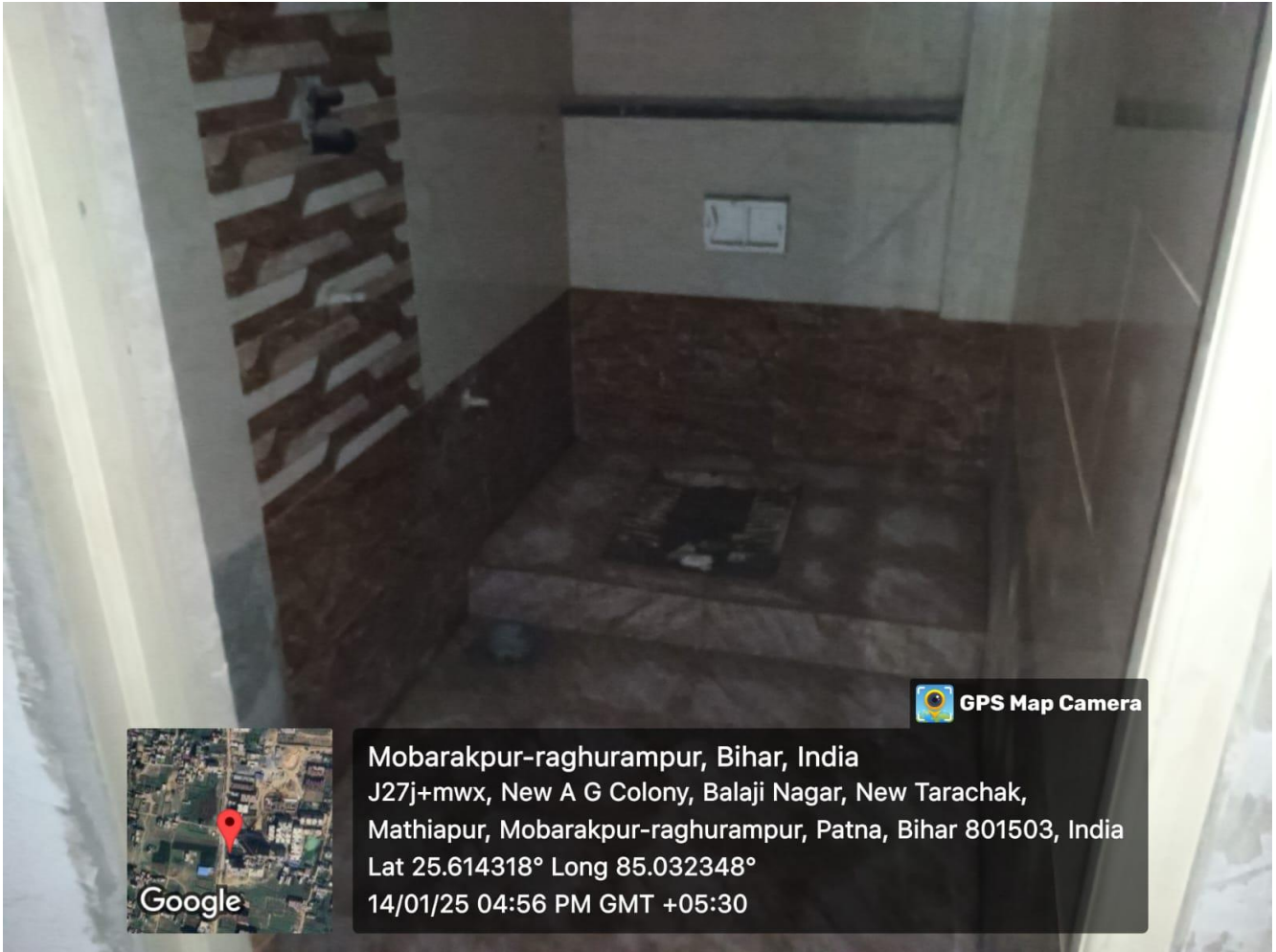
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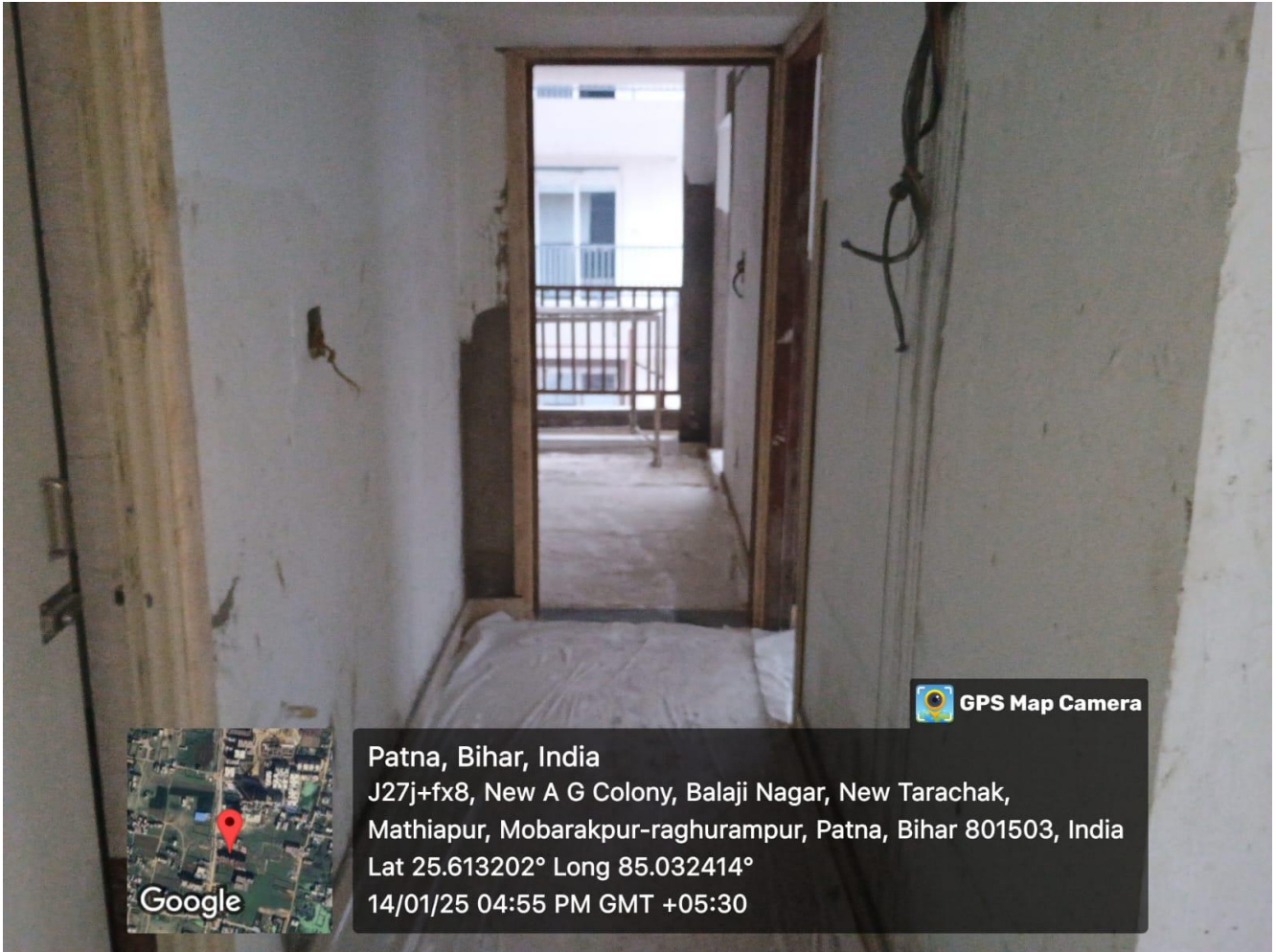
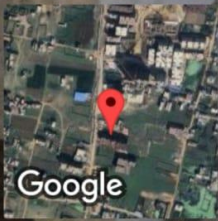


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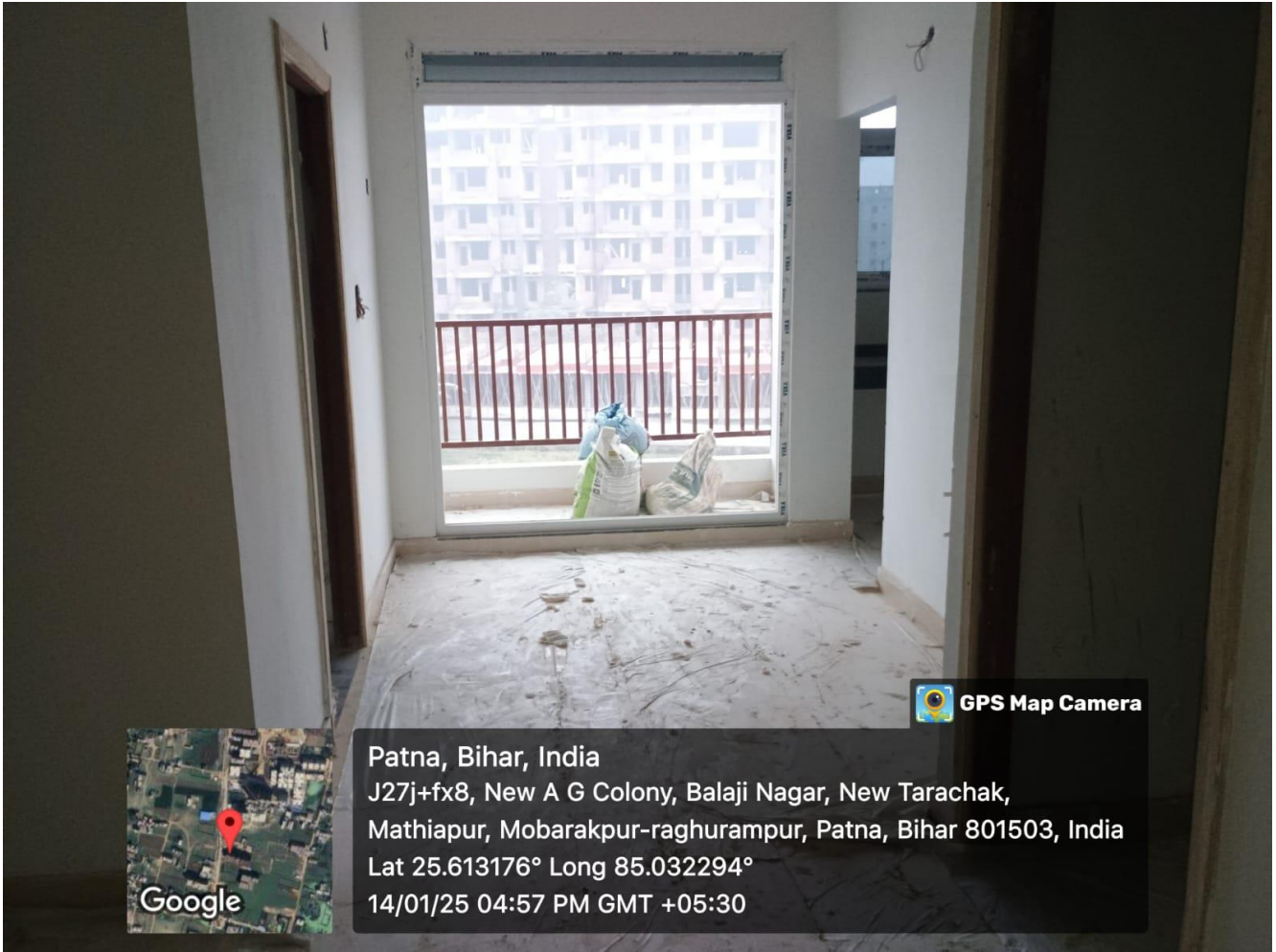
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J27j+fx8, New A G Colony, Balaji Nagar, New Tarachak,

Mathiapur, Mobarakpur-raghurampur, Patna, Bihar 801503, India

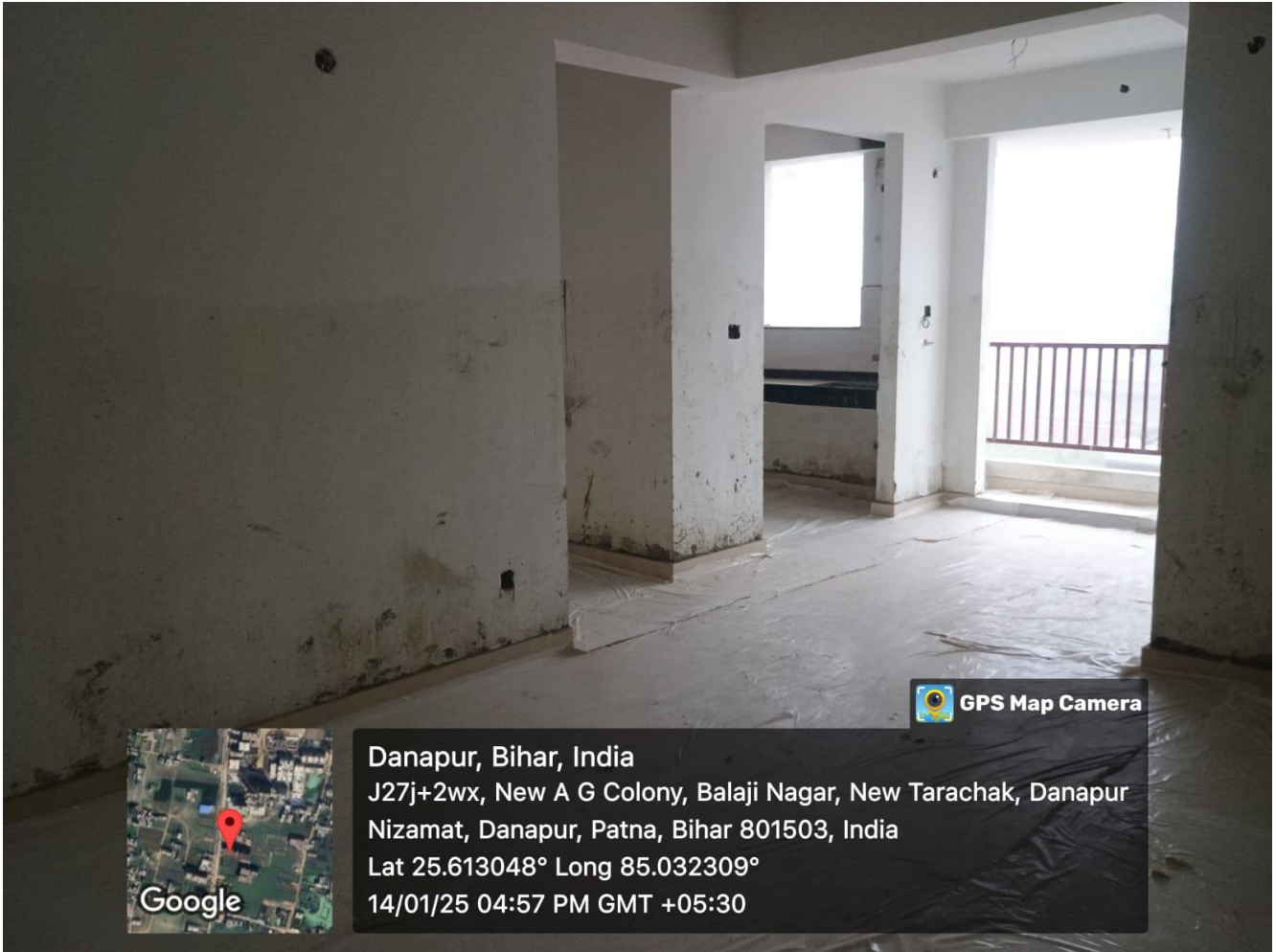
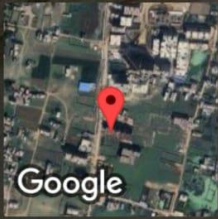
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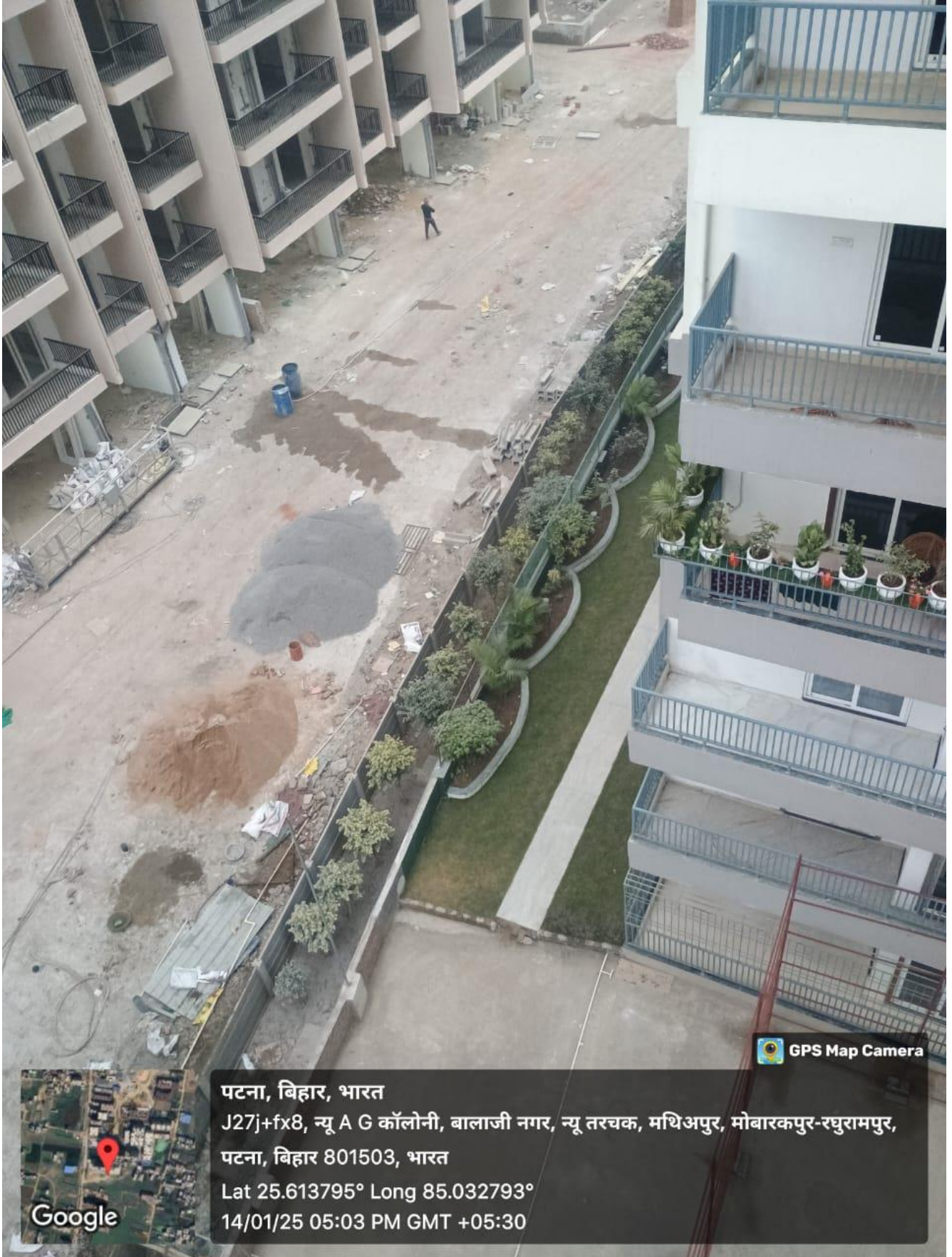


 GPS Map Camera

Patna, Bihar, India
J27j+fx8, New A G Colony, Balaji Nagar, New Tarachak,
Mathiapur, Mobarakpur-raghurampur, Patna, Bihar 801503, India
Lat 25.613375° Long 85.032675°
14/01/25 04:57 PM GMT +05:30



Danapur, Bihar, India
J27j+2wx, New A G Colony, Balaji Nagar, New Tarachak, Danapur
Nizamat, Danapur, Patna, Bihar 801503, India
Lat 25.613048° Long 85.032309°
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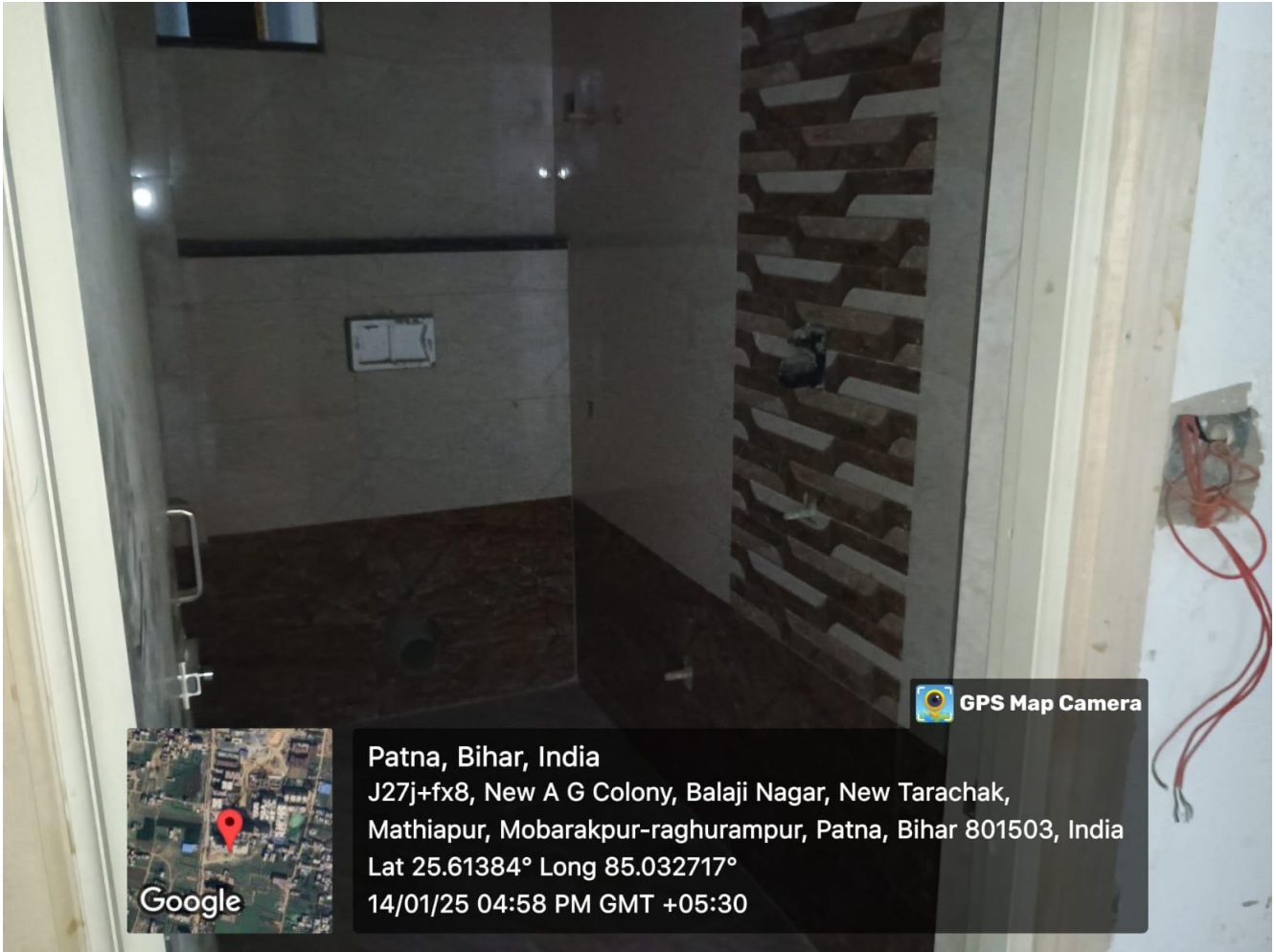
पटना, बिहार, भारत

J27j+fx8, न्यू A G कॉलोनी, बालाजी नगर, न्यू तरचक, मथिअपुर, मोबारकपुर-रघुरामपुर,
पटना, बिहार 801503, भारत

Lat 25.613795° Long 85.032793°

14/01/25 05:03 PM GMT +05:30

GPS Map Camera



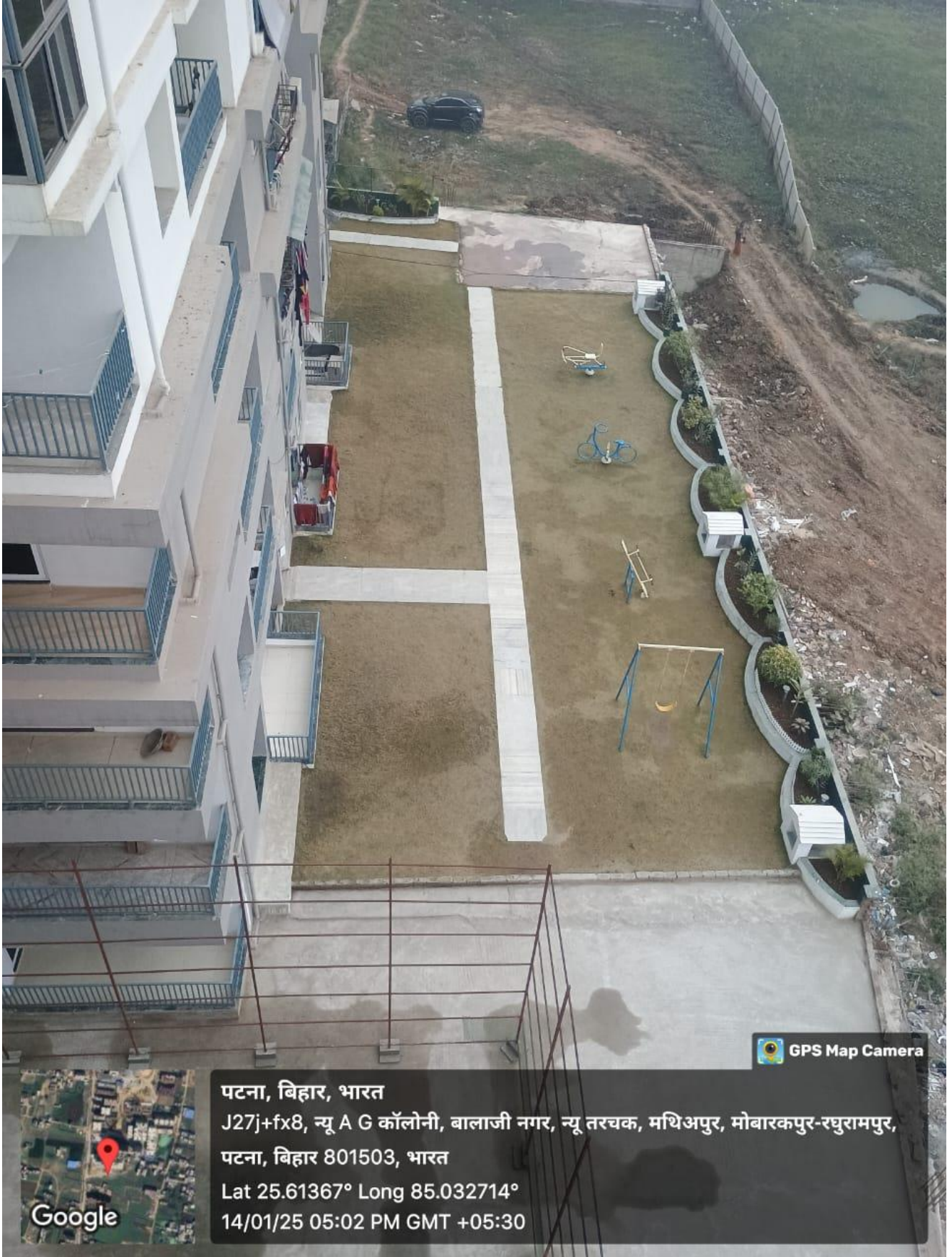
Patna, Bihar, India
J27j+fx8, New A G Colony, Balaji Nagar, New Tarachak,
Mathiapur, Mobarakpur-raghurampur, Patna, Bihar 801503, India
Lat 25.61384° Long 85.032717°
14/01/25 04:58 PM GMT +05:30

 GPS Map Camera



पटना, बिहार, भारत
J27j+fx8, न्यू A G कॉलोनी, बालाजी नगर, न्यू तरचक, मथिअपुर,
मोबारकपुर-रघुरामपुर, पटना, बिहार 801503, भारत
Lat 25.613677° Long 85.032662°
14/01/25 05:02 PM GMT +05:30

 GPS Map Camera



GPS Map Camera

पटना, बिहार, भारत

J27j+fx8, न्यू A G कॉलोनी, बालाजी नगर, न्यू तरचक, मथिअपुर, मोबारकपुर-रघुरामपुर,

पटना, बिहार 801503, भारत

Lat 25.61367° Long 85.032714°

14/01/25 05:02 PM GMT +05:30

Google

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.

Signature of Promoter

Raunak Vatika Private Limited.

A handwritten signature in brown ink, reading "R.K. Chaudhary", is displayed on a yellow rectangular background.

Director

Date: 14-01-2025

Project Name: Raunak Life Style

RERA No.: BRERAP00202-3/572/R-300/218



EAST

NORTH

SOUTH



GROUND FLOOR PLAN

WEST

EAST

NORTH

SOUTH



1ST TO 9TH FLOOR PLAN

WEST





2-BHK



2-BHK



2-BHK





BASEMENT PARKING PLAN



GROUND PARKING PLAN

Technical Specifications

Location	Walls	Floors	Doors	Windows	Ceilings
Living/Dinning	Wall Putty Finish	Vitrified Tiles	Chaukhat with sal wood and Factory Fitted Flush Doors with S.S./Brass Fittings	Aluminium Frame/UPVC with Sliding Facility	Wall Putty Finish
Bed Room	Wall Putty Finish	Vitrified Tiles	Chaukhat with sal wood and Factory Fitted Flush Doors with S.S./Brass Fittings	Aluminium Frame/UPVC with Sliding Facility	Wall Putty Finish
Kitchen	Wall Putty Finish with Granite Slab S.S.Basin and tiles upto 2 feet height above Granite slab	Vitrified Tiles	Chaukhat with sal wood and Factory Fitted Flush Doors with S.S./Brass Fittings	Aluminium Frame/UPVC with Sliding Facility	Wall Putty Finish
Toilets	Designer Tiles upto 7 feet Height with Brass C.P. Fittings	Anti Skid Tiles	Chaukhat with sal wood and Factory Fitted Flush Doors with S.S./Brass Fittings	Aluminium Frame/UPVC with Sliding Facility	Wall Putty Finish
Balconies	Ceramic/Anti Skid Tiles / M S Railings with Enamel Paints				
Staircase	S.S Railings				
Structure	Earth Quake Resistant				
Others	All Electrical Fittings with ISI Mark Switches/Copper Cable.All circuits protected by MCB'S. Adequate power point/ TV Point in each Flat. Rain Water Harvesting				

Features

Project Name : Raunak Life Style	
1. Lift	11. Specially Marked Parking for Handicapped.....
2. Intercom	12. Usage of Conventional Energy in the Building like Solar lights in the set back.....
3. Generator Back-up	13. Rain Water Harvesting Systems...
4. Electric Transformer	14. On 60 feet wide Road
5. Fire Fighting	15. 5 minutes drive to Danapur Railway station
6. One Lift for Every 20 Flats (In tower A&B)	16. 10-15 minutes drive to Patliputra Railway station
7. Total No of Lifts - (3) Three including One Lift for Physically Handicapped (In tower A&B).	17. 10-15 minutes drive to Patna Airport
8. Green Belt as per regulations...	18. Proposed metro station at a distance of approx 2 KM
9. Ample Parking Space on Basement & Ground Floor	19. All Best Schools are within a radius of 1-3 KM
10. Specially Marked Parking For Ambulance	

For Booking Contact:
RAUNAK VATIKA PVT LTD
501, Raunak Garden Apartment
Balajee Nagar, Behind Tata Motors Works Shop, Shaguna, Danapur-PATNA-801503
Mobile-9905951084 / 9122392351 / 9971912226
Email-info@raunakvatika.in
CIN No-U45202BR2008PTC013577

Africa Office:
Shash Marketing Limited, Nairobi Kenya
Whatsapp +254700176311
Email-info@shashmarketingltd.com