

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March/June/**sept**/December of 2 0 2 4
(year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45309BR2021OPC054603	Name of Firm	LAACASA DEVELOPERS PROVATE LIMITED
Firm Address :	AGARWAL NIKETAN, EAST BORING CANAL ROAD, PS- S K PURI, PATNA, 800001		
Total Experience of promoter in Real Estate sector	3		
Total Experience in Real Estate after Implementation of RERA	3		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	NIL	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP12787-003/77/R-1708/2024	Name of Project/Phase of Registered Project	LAACASA PETALS
Name of Promoter	1. Kislay Kishan 2. Shruti Narnoli 3. Sudip Kumar	Project Address	Khagaul Road , Near Ranjan Petrol Pump (Khesra/ Plot No-761, Khata No.-257, Thana No- 36, Mauza- Mustafapur)
Name of Co-promoter	NA		
Project Registration (Rera) is valid up to	31/12/2027		
Starting date of Project or Phase of the Project	10/06/2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	COMMERCIAL	
Period of validity of map by the Competent Authority		22/01/2029	

LAACASA DEVELOPERS PRIVATE LIMITED

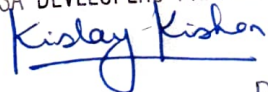
Kislay Kishan
Director

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 -	Total Number of Apartments in Landowner's share -
1	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.	Shop	Total carpet Area - 17285.7 sqft	12 Shop	1. Booked / Allotted - NIL 2. Sold- NIL	3. Booked/ Allotted - NIL Sold - NIL
					Percentage of booking x NIL	Percentage of booking - NIL

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.			
Association of allottees name			
Details of allottees - Name, Address, Email id (if any), contact number. NA			

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	Not Sellable
1	Total No.Parking -15	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.	NA			
3.	Water Supply Permission	NA			
4.	NOC from Airport Authority of India	NA			
5.	Other Approval(s), if any, required for the Project.	NA			

LAACASA DEVELOPERS PRIVATE LIMITED

 Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 87 / 23 - 24 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/yyyy) Format
1.	Excavation (if any)	100	
2.	Basements (if any)	85	30-11-2024
3.	Podiums (if any)	NA	
4.	Plinth	0	30-12-2024
5.	Stilt Floor	NA	
6.	Slabs of Super Structure		30-08-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.		30-06-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises		30-10-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.		28-02-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.		30-06-2027
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		31-10-2027

LAACASA DEVELOPERS PRIVATE LIMITED



Director

	requirements as me be required to complete project as per Specifications in Agreement of Sale.		
	Any other activities.		

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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO		
2.	Water Supply	YES		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES		
4.	Storm Water Drains	YES		
5.	Landscaping & Tree Planting	YES		
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		
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	NO		
13.	Closed Parking	YES		
14.	Open Parking	YES		
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO		

LAACASA DEVELOPERS PRIVATE LIMITED

Kishay Kishan

Director

16.	Others (Option to Add More)	NO		
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VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

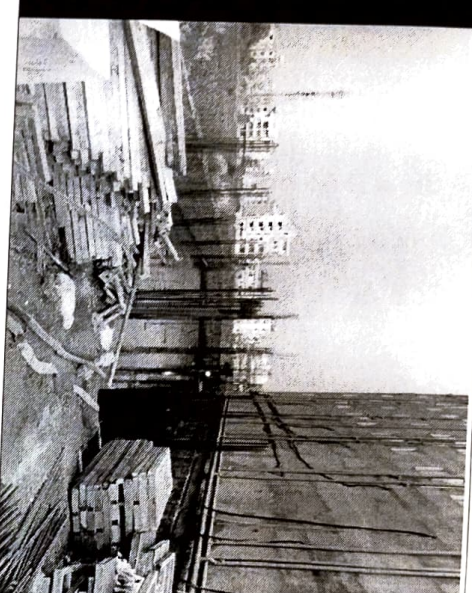
		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	NA		
2.	Water Supply	NA		
3.	Sewerage Chambers Septic Tank	NA		
4.	Drains	NA		
5.	Parks, Land Scaping and Tree Planting	NA		
6.	Street Lighting	NA		
7.	Disposal of sewage & sullage water	NA		
8.	Water conservation/Rain Water Harvesting	NA		
9.	Energy Management	NA		

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

(A)	Sr. No.		
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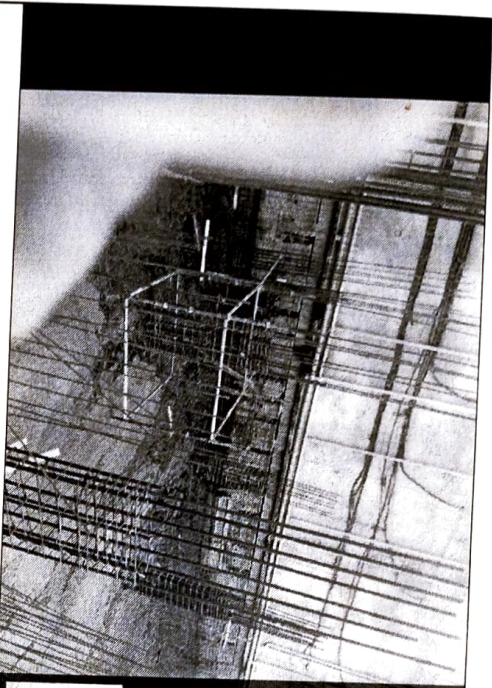
LAACASA DEVELOPERS PRIVATE LIMITED

Kulay Keshan
Director

	1.	Front Elevation	 J24H+CVG, Ashopur Village Rd, Ashopur, Patna, mist Jamsaut, Bihar 801503, 35.0 °C 08 Oct 2024 02:33 PM
	2.	Rear Elevation	  J24H+CVG, Ashopur Village Rd, Ashopur, Patna, mist Jamsaut, Bihar 801503, 35.0 °C 08 Oct 2024 02:33 PM

LAACASA DEVELOPMENTS LIMITED

Kishlay Kishor
Director

	3.	Side Elevation	
(B)		Photograph of each floor	 J24V+GGH, Kaliket Nagar, Mainpura, Patna, Bihar 801503, India mist 33.0 °C 08 Oct 2024 02:41 PM
			NA

LAACASA DEVELOPERS PRIVATE LIMITED

Kishay Krishan

Director

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	5514442189
2.	Estimated Cost of the Project including land cost at the start of the Project	7,00,00,000
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,50,00,000
4.	Any Variation in Development Cost which is declared at the start of the Project.	NIL
5.	Amount received during the Quarter	NIL
6.	Actual Cost Incurred during the Quarter	32,11,796 (From promoter fund)
	Net amount at end of the Quarter	-32,11,796(No any shop sale till date)
8.	Total expenditure on Project till date	1,20,27,475(From promoter fund)
9.	Cumulative fund collected till the end of Quarter in question	NIL
10.	Cumulative expenditure done till the end of Quarter in question	1,20,27,475

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

LAACASA DEVELOPERS PRIVATE LIMITED

 Director

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

LAACASA DEVELOPERS PRIVATE LIMITED

Kulay Kishan

Director

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment. If any with Flat number/ Bungalow - Plot etc
Shop- 12 Nos.	NIL	NA

XV. BROCHURE /Prospectus : Attached

XVI Grievance Redressal Officer
Name : Pritam John
Contact No : 7982092455
Email id : laacasadevelopers@gmail.com
Address : Agrawal Niketan , East Boring Canal Road, Patna , Bihar

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

Kishan Kumar
 LAACASH DEVELOPERS PRIVATE LIMITED

Name:

Date: 10/10/24

Director

ENGINEER'S CERTIFICATE

Date: 09.10.2024

To

The LAACASA DEVELOPERS PRIVATE LIMITED

Agarwal Niketan, East Boring Canal Road,

Patna-800001, Bihar.

Subject: Certificate of Cost Incurred for Development of the group housing project "Laacasa Petals" [State RERA Registration Number: BRERAP12787-003/77/R-1708/2024] situated on the Part of Cadastral Survey Plot no. 761, Khata No.- 257, Mauza-Mustafapur, Dist-Patna demarcated by its boundaries (latitude and longitude of the end points) North Side- Part of Cadastral Survey Plot no. 761 ,Mauza-Mustafapur , South Side - Part of Cadastral Survey Plot no. 761 ,Mauza- Mustafapur, East Side - Part of Cadastral Survey Plot no. 761 ,Mauza- Mustafapur , West Side- Commercial Principal Road,PS – Danapur , District- Patna, PIN-801503 admeasuring 791.72 sq.mts. area is being developed by Laacasa Developers Private Limited.

Ref: State RERA Registration Number: BRERAP12787-003/77/R-1708/2024

Sir,

I Deepak Kumar, undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under State RERA, situated on the plot bearing C.N. No./CTS No./Survey No./Final Plot No.- Part of cadastral survey plot no. 761 at Mauza- Mustafapur, Dist-Patna, PIN-801105 admeasuring 791.72 sq.mt. area is being developed by Laacasa Developers Private Limited.

- 1) Following technical professionals are appointed by Owner / Promoter: –
- a) Shri Shruti as L.S./Architect
 - b) M/s Sudha Technical Consultants as Structural Consultant
 - c) Shri Er Prasant Kumar Site Engineer


DEEPAK KUMAR
AMIE (INDIA)
MEM. No-AM 1810456

- 2) We have estimated the cost of Civil, MEP and Allied Works required for completion of the apartments & proportionate completion of internal & external works of the Project as per the specifications mentioned in the Agreement of Sale. Our estimated cost calculations are based on the Drawings/Plans made available to us for the Project under Reference by the Developers/Consultants. The assumption of the cost of material, labour & other inputs made by the Developer, and the Site Inspection carried out by us to ascertain/confirm the above analysis given to us.
- 2) We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs 5,50,00,000/- (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 from the Nagar Parisad, Danapur being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- 3) The Estimated Cost Incurred till date is calculated as Rs. 1,20,27,475 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
- 4) The Balance cost of Completion of the Civil, MEP and Allied works of the building of the subject project to obtain Occupation Certificate / Completion Certificate from PMAA (Planning Authority) is estimated at Rs. 4,29,72,525 (Total of Table A and B).
- 5) 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 are as below:

TABLE – A

S. No.	Particulars	Amount (in Rs)
01	Total Estimated cost of the building as on date of Registration	5,50,00,000
02	Cost incurred as on date (Based on Estimated cost) excluding land cost	1,20,27,475
03	Work done in Percentage (as Percentage of the estimated cost)	21.8%
04	Balance Cost to be Incurred (Based on Estimated Cost)	4,29,72,525


DEEPAK KUMAR
 AMIE (INDIA)
 MEM. No-AM 1810459

TABLE – B

S. No.	Common Area and Facilities Amenities	Amount (in Rs)
01	Total Estimated cost of the Internal and External Development Works including amenities and facilities in the layout as on date of Registration is	Nil
02	Cost incurred as on (based on the Estimated cost)	Nil
03	Work done in Percentage (as Percentage of the estimated cost)	0
04	Balance Cost to be Incurred (Based on Estimated Cost)	81,00,000/-
05	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully,


DEEPAK KUMAR
AMIE (INDIA)
MEM. No-AM 1810459
DEEPAK KUMAR

ARCHITECT'S CERTIFICATE

Date: 09.10.2024

To

The LAACASA DEVELOPERS PRIVATE LIMITED

Agarwal Niketan, East Boring Canal Road,

Patna-800001, Bihar.

Subject:- Certificate for Percentage of Completion of Construction Work of the Project "Laacasa Petals" [State RERA Registration Number: BRERAP12787-003/77/R-1708/2024] situated on the Part of Cadastral Survey Plot no. 761, Khata No.- 257, Mauza-Mustafapur, Dist-Patna demarcated by its boundaries (latitude and longitude of the end points) North Side- Part of Cadastral Survey Plot no. 761 ,Mauza- Mustafapur , South Side - Part of Cadastral Survey Plot no. 761 ,Mauza- Mustafapur, East Side - Part of Cadastral Survey Plot no. 761 ,Mauza- Mustafapur , West Side- Commercial Principal Road,PS – Danapur , District- Patna, PIN-801503 admeasuring 791.72 sq.mts. area is being developed by Laacasa Developers Private Limited.

Sir,

I Shruti Narnoli , undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Project, situated on the plot bearing C.N. No/CTS No./Survey no./Final Plot nos- Part of cadastral survey plot no. 761 at Mauza- Mustafapur, Dist-Patna, PIN-801105 admeasuring 791.72 sq.mts. area are being developed by Laacasa Developers Private Limited.

Following technical professionals are appointed by Owner / Promoter: —

- (i) Shri Shruti Narnoli as L.S. / Architect
- (ii) M/s Sudha Technical Consultants as Structural Consultant
- (iii) ER Prasant Kumar Site engineer

Based on Site Inspection, with respect to each of the Building of the aforesaid Real Estate Project, I certify that as on date of this certificate, the Percentage of Work done for the building of the Real Estate Project as registered vide number BRERAP12787-003/77/R-1708/2024 under state RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire project is detailed in Table A and B.

Table - A

Sl. No.	Tasks / Activity	Percentage of work done
01	Initial Site Preparation work (Boundary wall, Sample Flat, Labour hutment in temporary construction etc.)	100%
02	Foundation (Substructure) Work	100%
03	Super Structure (Structural work)	0%
04	Brickwork and Plaster	0%
05	Floorings within Flats/ Premises, Doors and Windows to each of the Flat/ Premises	0%
06	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
07	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
08	The external plumbing and external plaster, elevation, completion of terrace with water proofing of the Building / wing.	0%
09	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, compliances to conditions of environment /CRZ NOC, Finishing to entrance lobby, plinth protection, paving of area appurtenant to Building /Wing, Compound Wall and all other requirements as may be required to Obtain Occupation / Completion Certificate.	0%

Table - B

Internal & External Development Works in Respect of the entire Registered Phase

S.No.	Common Area and Facilities Amenities	Proposed (Yes/No)	Percentage of work done	Remarks
01	Internal Roads & Footpaths	No	Nil	
02	Water Supply	Yes	NA	Existing Tubewells available
03	Sewerage (chamber, lines, Septic Tank, STP)	Yes	Nil	
04	Strom Water Drains	Yes	Nil	

05	Landscaping & Tree Planting	Yes	Nil	
06	Street Lighting	No	Nil	
07	Community Buildings	No	Nil	NA
08	Treatment and disposal of sewage and sullage water/STP	Yes	Nil	
09	Solid Waste management & Disposal	No	Nil	
10	Water conservation, Rainwater harvesting	Yes	Nil	
11	Energy management	No	Nil	
12	Fire protection and firesafety requirements	No	Nil	
13	Electric Meter Room. Sub-station, Receiving Station	No	Nil	

Total overall percentage completion of Construction work including initial site preparation work (Total of Table A and B)= 19%

Yours Faithfully,

Shruti Narnoli
SHRUTI NARNOLI
ARCHITECT
 UDHD, Government of Bihar
 C.D.A. No.-CA/2022/148432

Shruti Narnoli

A Project by
LAA CASA DEVELOPERS PVT. LTD.

Rera No.:BRERAP12787-003/77/R-1708/2024



LAA CASA

Petals

An Abode of Prosperity

*"Elevate your Business to
New Heights in the Heart of
Prime Urban Sophistication"*



Sought After Location

Best In Class Construction

Premium Specifications



LAA CASA
BUILDING HAPPINESS

LAA CASA Petals

An Abode of Prosperity

The Project is a Prime Hub
for **Commercial** and **Retail** Spaces



Located on the Main **Danapur - Khagaul Road** between Bustling **Saguna More** and **Danapur**.

LAA CASA Petals

An Abode of Prosperity

Rera No.:BRERAP12787-003/77/R-1708/2024



" Prime Location, Limitless Possibilities - Make your Mark in the Heart of it All "

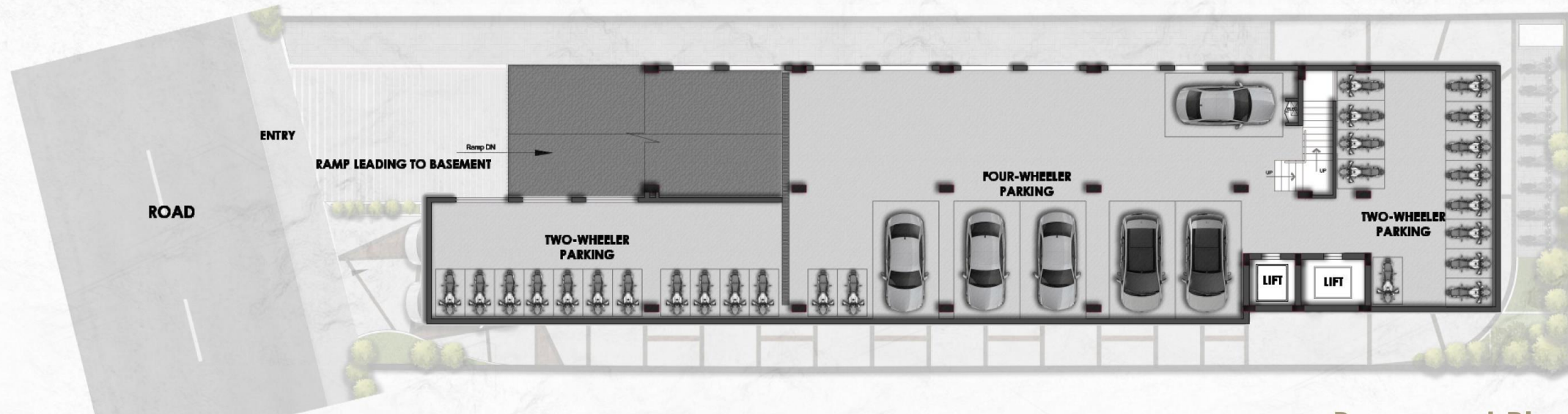
STANDARD SPECIFICATION

Parking	Entire Parking will be in Basement and will be a part of Common Area.
Structure	Earthquake Resistant R.C.C. Frame Structure Reinforced with ISI Mark Steel with 5" thick Brick work with Plaster.
Chowkhats	Door Frames (Chowkhats) made of Hard Wood.
Doors	30 mm Thick ISI Mark Flush Door Shutters, Painted with Two Coats Synthetic Enamel Paint on a Coat of Primer.
Windows	Fully Glazed UPVC /Aluminum Window without Grill.
Flooring	Vitrified Floor Tiles 600 X 600 mm
Electrical	All Internal Wiring in Concealed Conduits with Copper Wire. All Electrical Switch and Accessories of ISI Mark (Modular). Adequate Lighting Power Points in Room.
Partition	Each Floor will be separated by a Partition East to West Side, such that even upon removing the Partition Wall, the Building remains stable.
Internal Wall Finish	All Internal Walls shall be finished with Putty.
External Wall Finish	All External Walls finished with 100% Exterior Acrylic Emulsion Paint.
Water Proofing	Double Coat of Water Proofing Treatment for all Toilets.

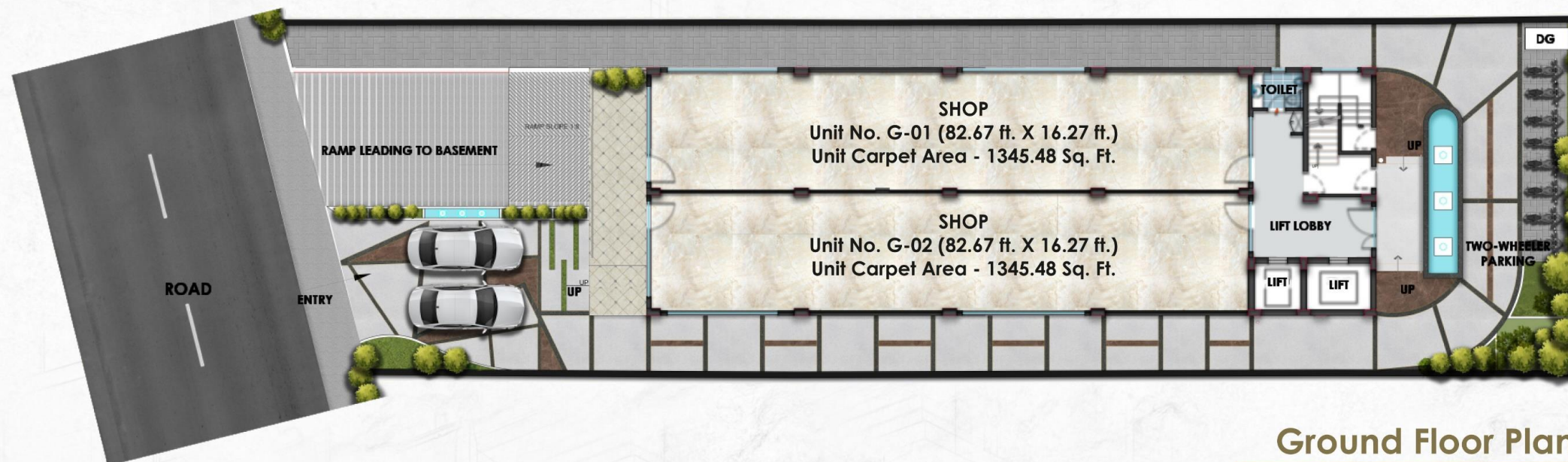
LUXURY SPECIFICATION (ON EXTRA COST)

Doors	35 mm Thick ISI Mark Flush Door. Door Thickness includes both side Lamination.
Windows	Fully Glazed UPVC /Aluminum Window without Grill.
Flooring	Vitrified Floor Tiles 800 X 1500 mm, Base Quality Italian Marble. (Decision of Providing Tiles or Italian marble lies with the Developer.)





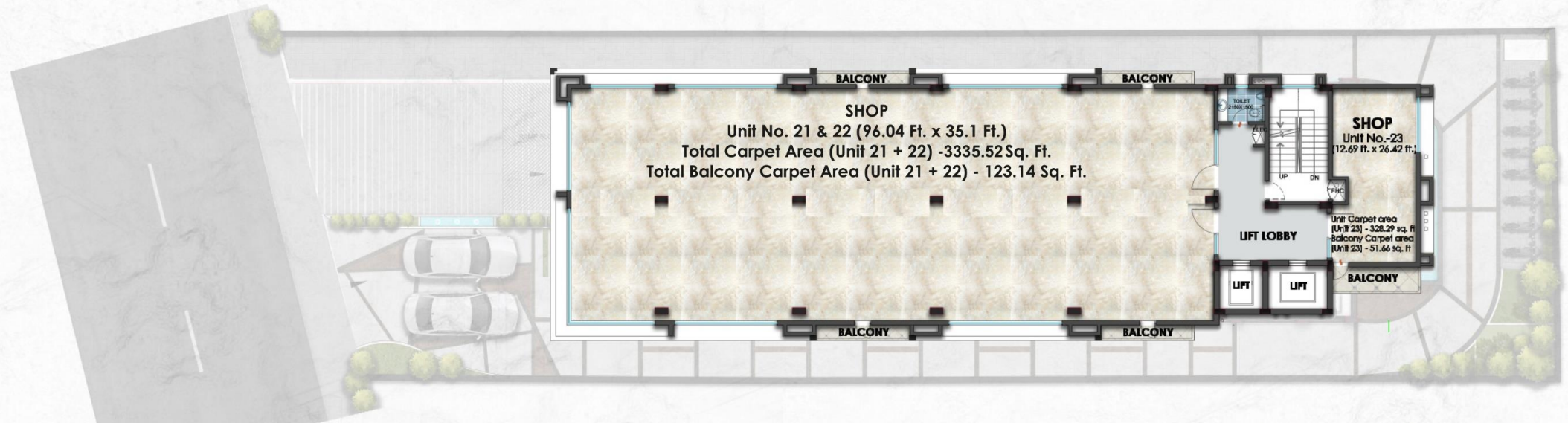
Basement Plan



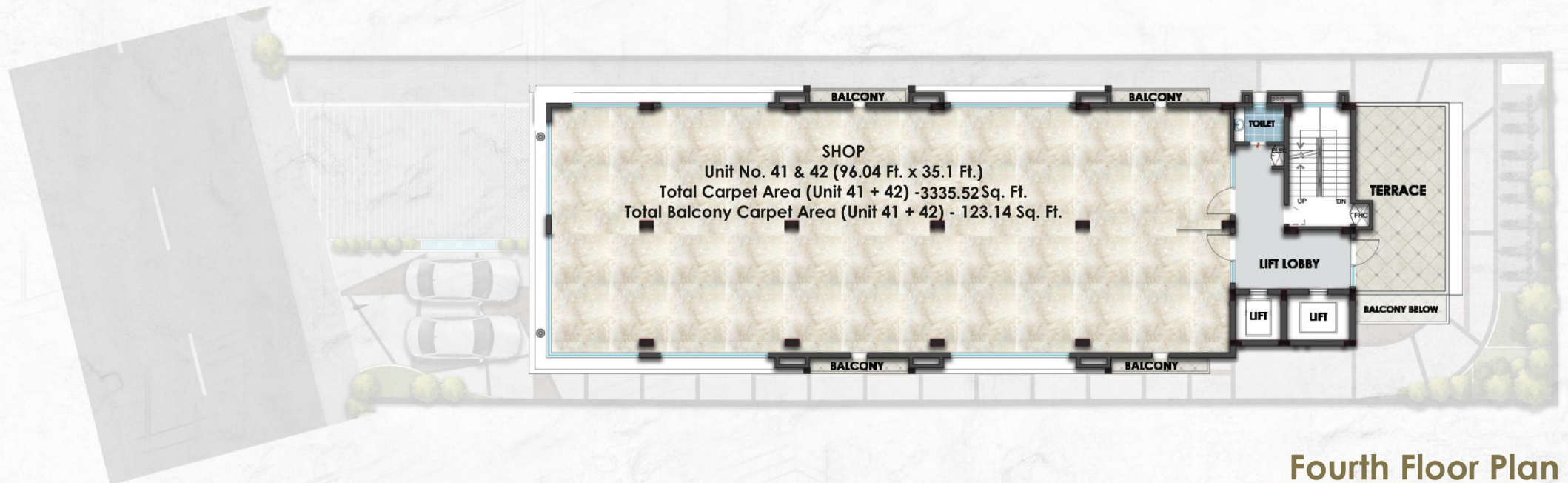
Ground Floor Plan



Floor Plans



Second Floor Plan



Fourth Floor Plan





Elevations



LAA CASA Petals

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LAA CASA
BUILDING HAPPINESS

A Project by

LAA CASA DEVELOPERS PVT. LTD.

Rera No.:BRERAP12787-003/77/R-1708/2024

Regd. Office : Agrawal Niketan, East Boring Canal Road, Patna - 800 001.

Site Address : Opposite to Orbit Mall, Danapur - Khagaul Road, Patna.

Contact Details : hello@laacasa.com., +91- 94310 24229, +91- 91101 78719.



Design Firm

New S-N Designs

Phone : +91-74885 11302