



# Lavin Vastu Developer Pvt.ltd.

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Bailey Road, Danapur  
Patna, Bihar - 801503  
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CIN : U45309BR2019PTC040807  
PAN : AADCL8367P  
TAN : PTNL009818

Ref. ....

Date : 15/07/2023

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

**SUB: Submission of Quarterly Report of First Quarter (2023-2024) i.e. 01.04.2023 to 30.06.2023 of "Ache Raj Enclave", Danapur, Patna. BRERA Regn. No. BRERAP000658-1/1157/R-967/2020**  
Date : 15-07-2023

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 First Quarter (2022-2023) for the project named "Ache Raj Enclave" located at Mauza -Danapur sahjadpur, Khata No.- 477, plot no-976, Thana No.-21 ,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 Kumar Sinha

**FORM-7**  
**[REGULATION-9]**

Quarterly Progress Report for quarter ending June of 2023 (Year)

**I. PARTICULARS OF PROJECT**

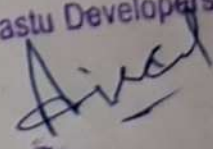
|                                                      |                                                                                        |                                             |                                                                                                                          |
|------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Project Registration Number                          | BRERAP/00658-1/1157/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<br>Thana No.-21<br>Mauza - Danapur<br>Shajadpur,Gola<br>Road,Near<br>Chandrashekhar<br>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<br>2. Commercial<br>3. Residential-cum-Commercial<br>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           |
|-----------------------|-----------------------------------------------------------------------------------------------|-------------------------|---------------------------------------|-------------------------------------------|
| A,B                   | 1. 1 BHK - 3 BHK<br>2. 2 BHK, -<br>3. 3 BHK -<br>4. Shop -<br>5. Bungalow -<br>6. Plot etc. - | 790,807,794,7<br>85,816 | 25                                    | 1. Booked/<br>Allotted- 08<br>2. Sold- 02 |

**III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES**

| Building / Block Number | Total Number of Sanctioned Garages | Total Number of Garages: |          |
|-------------------------|------------------------------------|--------------------------|----------|
|                         |                                    | 1. Booked/Allotted       | 25<br>08 |
|                         | 25                                 | 2. Sold                  | 02       |

For Lavin Vastu Developers Pvt. Ltd.  
  
Director

| <b>IV. Details Of building Approvals</b><br><b>(If already filed along with Registration Application, then there is no need of further filling)</b> |                                                     |                   |              |               |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------|--------------|---------------|--------------------------|
| S.No                                                                                                                                                | Name of the approval/N.O.C/permission/Certificate   | Issuing Authority | Applied date | Issuance Date | Enclosed as Annexure No. |
| 1                                                                                                                                                   | N.O.C for environment                               |                   |              |               |                          |
| 2                                                                                                                                                   | Fire N.O.C                                          |                   |              |               |                          |
| 3                                                                                                                                                   | Water Supply Permission                             |                   |              |               |                          |
| 4                                                                                                                                                   | NOC from Airport Authority of India                 |                   |              |               |                          |
| 5                                                                                                                                                   | Other Approval (s) if any, required for the project |                   |              |               |                          |

| <b>V. Construction Progress of the Project</b> |                                                                                                                                                                                                                                                                                                                                  |                                                                       |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <b>1. Building / Wing - Ache Raj Enclave</b>   |                                                                                                                                                                                                                                                                                                                                  |                                                                       |
| S. No.<br>(1)                                  | Tasks / Activity (2)                                                                                                                                                                                                                                                                                                             | Percentage of Actual Work Done (As on date of the Certificate)<br>(3) |
| 1.                                             | Excavation (if any)                                                                                                                                                                                                                                                                                                              | 100%                                                                  |
| 2.                                             | Basements (if any)                                                                                                                                                                                                                                                                                                               | NO                                                                    |
| 3.                                             | Podiums (if any)                                                                                                                                                                                                                                                                                                                 | 100%                                                                  |
| 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                                                                                                                                                                                                                                         | 90%                                                                   |
| 9.                                             | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.                                                                                                                                                                                                                                   | 80%                                                                   |
| 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 requirements as | 80%                                                                   |

For Lavin Vastu Developers Pvt. Ltd.  
*Arun*  
 Director

|  |                                                                                |  |
|--|--------------------------------------------------------------------------------|--|
|  | my 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                         | YES                                     | 0%                                                             |         |
| 2.                                                                           | Water Supply                                       | YES                                     | 0%                                                             |         |
| 3.                                                                           | Sewerage (Chamber, Line, Septic Tank, STP)         | YES                                     | 50%                                                            |         |
| 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                                     | 60%                                                            |         |
| 11.                                                                          | Energy Management                                  | NO                                      |                                                                |         |
| 12.                                                                          | Fire Protection and Fire Safety Requirements       | YES                                     | 90%                                                            |         |
| 13.                                                                          | Closed Parking                                     | YES                                     | 90%                                                            |         |
| 14.                                                                          | Open Parking                                       | NO                                      |                                                                |         |

For Lavin Vastu Developers Pvt. Ltd.

*A. Vastu*

Director

|     |                                                       |     |     |  |
|-----|-------------------------------------------------------|-----|-----|--|
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | YES | 30% |  |
| 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. |

| VII. GEO TAGGED AND DATE PHOTOGRAPH OF EACH BLOCK OF THE PROJECT |       |                          |            |
|------------------------------------------------------------------|-------|--------------------------|------------|
| (A)                                                              | Sr.No |                          |            |
|                                                                  | 1     | Front elevation          | 15.07.2023 |
|                                                                  | 2     | Rear Elevation           | 15.07.2023 |
|                                                                  | 3     | Photograph of each floor | 15.07.2023 |

| VII. Financial Progress of the Project |                                                                               |                                                         |
|----------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------|
| S. No.                                 | Particulars                                                                   | Amount (In Rs.)                                         |
| (1)                                    | (2)                                                                           | (3)                                                     |
| 1.                                     | Project Account No.                                                           | 333905000757,333905000756,<br>333905000547              |
| 2.                                     | Estimated Cost of the Project including land cost at the start of the Quarter |                                                         |
| 3.                                     | Amount received during the Quarter                                            | 39,83,100/-/(B,F-8,23,835.90/-)<br>Total-48,06,935.90/- |
| 4.                                     | Actual Cost Incurred during the Quarter                                       | 43,01,907.29.                                           |
| 5.                                     | Net amount at end of the Quarter                                              | 5,05,028/-                                              |
| 6.                                     | Total expenditure on Project till date                                        | 2,83,53,921.29/-                                        |
| 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.                     |  |

For Lavin Vastu Developers Pvt. Ltd.  
*Amer*  
 Director

|    |                                            |    |
|----|--------------------------------------------|----|
| 2. | Name of Parties                            |    |
| B. | Sale/Agreement for Sale during the Quarter |    |
| 1. | Sale Deed                                  | 02 |
| 2. | Agreement for Sale                         |    |

**XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART**

Weather the project is as per time schedule or lagging behind ?

Project is going as per time schedule

**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

Name:

Date :

Ravi K. S. S. S.  
15/07/2023

For Lavin Vastu Developers Pvt. Ltd.

A. S. S.

Director