Quarterly Progress Report for Quarter ending JAN/FEB/MARCH of 2021-22 (Year)

I. PARTICULARS OF PROJECTS				
Project Registration No.	BRERAP00015-08/239/R-804/2019	Name of Project	VASTU VIHAR MOBARAKPUR PATNA PROJECT -03	
Name of Promoter	TECHNOCULTURE BUILDING CENTER PVT Ltd.	Project Address	MOBARAKPUR, DANAPUR, PATNA	
Name of Co- Promoter	NO			
Projects Registration Valid Up to	28/02/2021			
Starting date of project or Phase of the Project	06/03/2011			
Type of project or Phase of the Project	**1.Residential**			
Period of Validity of map by the competent Authority	08/07/2021			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF BUNGALOW					
Building/Block No.	Bungalow Type		Carpet Area	Total No. of sanctioned Bungalow/Flats	Total No. of Apartments-
1. ADITI –B G+5 APARTMENT	2 BHK		415 Sqft	30 UNITS	1.Booked-130
2. ADITI-C G+5 Appartment	2BHK		415 Sqft	36 UNITS	2.Sold-125
3. ADITI-D G+3 APARTMENT	2BHK		415 Sqft	60 UNITS	
4. TRIVENI BUGALOW	3BHK		1050 Sqft	02 UNITS	
5.GAYATRI ROW HOUSE	2.5BHK		710Sqft	03 UNITS	
6. YAMUNA BUGALOW	5BHK		1680Sqft	04 UNITS	

III. DISCLSOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building/Block	Total No. of Sanctioned	Total no. of Garages:	

Scanned with CamScanner

Number	Garages	1. Booked / Allotted-130 2. Sold- 125	
12	137 CAR PARKING		

IV. Construction Progress of the Project		
1. Building / Wing / Layout 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)
1.	Excavation (if any)	03 Block and 9 Bungalow Completed
2.	Basements (if any)	03 Block Completed
3.	Podiums (if any)	No
4.	Plinth	03 Block and 9 Bungalow Completed
5.	Stilt Floor	No
6.	Slabs of Super Structure	03 Block Up to 5th Floor and 09 Bungalow Completed
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	03 Block Up to 5th Floor and 09 Bungalow Completed
8.	Sanitary Fittings within the Flats / Premises, Electrical Fittings Within the Flat/ Premises.	03 Block Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Fitted in 03 Block and also in 09 Bungalow
10.	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	Fitted in 03 Block and also in 09 Bungalow
11.	Installation of lift, 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,	Installed in 03 Block

Scanned with CamScanner

	Compound wall and all other requirements as may be required to complete projects as per specification in Agreement of Sale . Any other activities.	

V. Amenities and Common Area and External Infrastructure Development Works)

S. No.	Common Areas and Facilities	Proposed(Yes)	Percentage of actual Work Done (As on the of Certificate)	25% Details
(1)	(2)	(3)	(4)	(5)
1.	Internals road & Footpaths		100% Completed	Internal road and Footpath
2.	Water Supply		100% Completed	In 03 Block and 09 Bungalow
3.	Sewerage (Chamber, Line, Septic Tank, STP)		100% Completed	Made for Each Block and Bungalow
4.	Strom Water Drains	No	No	No
5.	Landscaping & Tree Planting		80% Completed	Besides the Boundary Wall
6.	Street Lighting		90% Completed	Both sides of internal road and along With Boundary
7.	Community Buildings	No	No	No
8.	Treatment and Disposal of Sewage and Sullage Water		90% Completed	Made for Each Block and Bungalow
9.	Solid Waste management & Disposal	No	No	No
10.	Water conversation / Rain Water Harvesting.	No	No	No
11.	Energy Management	No	No	No
12.	Fire Protection and Fire Safety Requirements	100% Completed	Fitted Fire Extinguisher in 03 Block	
13.	Closed Parking		137 Car Parking	
14.	Open Parking	No	No	
15.	Electrical Meter Room ,Sub –Station, Receiving Station	100% Completed	Fitted in 03 Block	
16.	Others(Option to		No	

Scanned with CamScanner

	Add More)		

VI. PHOTOGRAPG OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars
1.	Front Elevation Uploaded on the Web Portal
2.	Rear Elevation Uploaded on the Web Portal
3.	Side Elevation Uploaded on the Web Portal

VII. FINANCIAL PROGRESSS OF THE PROJECT		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Bank Account No.	918020004971427 (Axis Bank)
2.	Estimated cost of Project including land cost at the start of the Quarter	91,482,496/-
3.	Amount received during Quarter	5,538,060/-
4.	Actual Cost Incurred during Quarter	2,353,281/-
5.	Net Amount at the end of Quarter	191,736/-
6.	Total expenditure on project **till date**	47,002,894/-
7.	Details of Mortgage or Charge ,if any, created on the Land and the Projects	NO

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any)	NO
1.	Case No.	
2.	Name of Parties	
B	Sale / Agreement for Sale during the Quarter	
1.	Sale Deed	04
2.	Agreement for Sale	05

Undertaking:

I/ we solemnly affirm .declare and undertaking that all the details stated above are true to the best of my / our knowledge and noting 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 purpose this undertaking may serve.

For Technoculture Building Centre Pvt. Ltd.

Signature of Promoter Dinesh G Tiwari

Name: DINESH KUMAR TIWARI Director

Date: 15/04/2022

Scanned with CamScanner