FORM-07 [REGULATION-9]

Quarterly Progress Report for Quarter ending JAN/FEB/MAR of 2024-25

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45200BR2002PTC9767	Name of Firm	Technoculture Building Centre Pvt Ltd.
Firm Address:	301/302 Konark Shree Apartment, RBI Road Exhibition Road, Patna		
Total Experience of promoter in Real Estate sector	Total Experience in Real Estate Sector is round about 22 Years.		
Total Experience in Real Estate after Implementation of RERA	7 Years.		
No of Project done Before Implementation of RERA	1. Plotted project	45	
No of Project done After Implementation of RERA	1. Residential 2. Residential- cum Commercial 3. Plotted project	55 Projects 12 Projects 6 Projects	

II.PARTICULARS OF PROJECTS				
Project Registration No.	BRERAP00015-086/112/R-1601/2023	Name of Project	VASTU VIHAR SAMASTIPUR PH-02 EXT-02	
Name of Promoter	TECHNOCULTURE BUILDING CENTER PVT Ltd.	Project Address	HARPUR AILOUTH, SAMASTIPUR	
Name of Co- Promoter	NO			
Projects Registration Valid Up to	27/05/2028			
Starting date of project or Phase of the Project	30/08/2023			
Type of project or Phase of the Project	**1.Residential**			
Period of Validity of map by the competent Authority	31/03/2023			

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	APAARTMRNT Type		Carpet Area (Flats)	Total Number of sanctioned Bungalow	Total Number of bungalows in Promoter's share -	Total Number of Apartments in Landowner's share -
1. 2BHK APARTMRNT BLOCKS-E, F, G, H, I & J	2BHK APARTMENT		600 Sqft 415Sqft	48 Units 24 Units	1. Booked-72 / Allotted - 2. Sold-10	No any Development Agreement has been done.
					Percentage of booking- 100%	Percentage of booking- N/A

III. DISCLSOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building/Block Number	Total No. of Sanctioned Garages	Total no. of Garages:	
BUILDING	Car Parking	1. Booked / Allotted-	72
		2. Sold-	10

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	N/A			
2.	Fire N.O.C.	N/A			
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 00131/2023-24(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/yyy) Format
1.	Excavation (if any)	In 06 BLOCKS E, F, G, H, I, & J 100% Completed	31/03/2024
2.	Basements (if any)	N/A	N/A
3.	Podiums (if any)	N/A	N/A
4.	Plinth	In 06 BLOCKS E, F, G, H, I, & J 100% Completed	30/04/2024
5.	Stilt Floor	N/A	N/A
6.	Slabs of Super Structure	In 06 BLOCKS E, F, G, H, I, & J Up to 4th Floor 95% Completed	31/08/2024
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	In 06 BLOCKS E, F, G, H, I, & J Up to 4th Floor 85% Completed	31/12/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	In 06 BLOCKS E, F, G, H, I, & J Up to 4th Floor 85% Completed	31/08/2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	In 06 BLOCKS E, F, G, H, I, & J 80% Completed	31/12/2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	In 06 BLOCKS E, F, G, H, I, & J Plaster 100% Completed	31/08/2027
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	In 06 BLOCKS E, F, G, H, I, & J Electrical Fitting 100% Completed	31/03/2028

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	After Completion of construction work this work has been done 100% as per Agreement for Sale.	30/04/2028

VII. 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	YES	70% Done	30/01/2027
2.	Water Supply	YES	70% Done	30/08/2027
3.	Sewerage Chambers Septic Tank	YES	70% Constructed	30/09/2027
4	Drains	YES	70% Constructed	30/10/2027
5.	Tree Planting	YES	70% Completed	31/12/2027
6.	Street Lighting	YES	85% Completed	30/10/2027
7.	Disposal of sewage & sullage water	N/A	N/A	N/A
8.	Water conservation/Rain Water Harvesting	N/A	N/A	N/A
9.	Energy Management	N/A	N/A	N/A

VIII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT	
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
(B)	Photograph of each Floor

IX. FINANCIAL PROGRESSS OF THE PROJECT		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Bank Account No.	50200083038693(HDFC Bank)
2.	Estimated cost of Project including land cost at the start of the Quarter	7,11,00,000/-
3.	Estimated Development Cost of the Project at the start of the Project (Excluding Land Cost)	11,84,65,020/-
4.	Any Variation in Development Cost which is declared at the start of the Project	No any deviation
5.	Amount Received During Quarter	52,35,721/-
6.	Actual cost Incurred during Quarter	36,73,143/-
7.	Net Amount at end of the Quarter	6,02,325.24/-
8.	Total expenditure on project till date	2,64,02,993/-
9.	Cumulative fund collected till the end of Quarter in Question	15,70,716/-
10	Cumulative expenditure done till the end of Quarter in Question	N/A

X. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS

A	**List of Legal Cases (if any) – On Project / Promoter**	
1.	Case No.	No any Cases
2.	Name of Parties	N/A
3.	No of Execution Cases against this project Case No. Name of Parties	N/A
4.	No of Suo - Moto cases against this project Case No. Name of Parties	N/A
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	N/A
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	05
2.	Agreement for Sale	02
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 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.

Deepak Kr Singh

Authorised Signatory

Signature of Authorized Signatory

Name: DEEPAK KUMAR SINGH

Date:15/04/2025