FORM-07 [REGULATION-9]

Quarterly Progress Report for Quarter ending OCT/NOV/DEC 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-01		
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.	BRERAP00015-103/59/R-1586/2023	Name of Project	VASTU VIHAR KATIHAR PH-02 EXT-01
Name of Promoter	TECHNOCULTURE BUILDING CENTER PVT Ltd.	Project Address	Vill-Near Colonial School, Dalan Katihar
Name of Co- Promoter	NO		
Projects Registration Valid Up to	24/03/2026		
Starting date of project or Phase of the Project	10/07/2023		
Type of project or Phase of the Project	**1.Residential**		
Period of Validity of map by the competent Authority	23/02/2026		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Bungalow Type		Carpet Area	Total Number of sanctioned Bungalow	Total Number of bungalows in Promoter's share -	Total Number of Apartments in Landowner's share -
2.JAYANTI BUNGALOW	3BHK Bungalow		940 Sqft	04 Units	1. Booked-04 / Allotted - 2. Sold-02	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-	04
		2. Sold-	02

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.01/2022-23 (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 04 Bungalow 100% Completed	31/05/2025
2.	Basements (if any)	N/A	N/A
3.	Podiums (if any)	N/A	N/A
4.	Plinth	In 04 Units 70% Completed	31/07/2025
5.	Stilt Floor	N/A	N/A
6.	Slabs of Super Structure	N/A	N/A
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	In 04 Units 60% Work Completed	31/12/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	In 04 Units 60% Work is Completed	31/12/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	In 04 Units 50% Work is completed	31/12/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	In 03 Units 70% Work is Completed	31/12/2025
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 04 Units 60% Work is completed	31/12/2025

	requirements as me be required to complete project as per Specifications in Agreement of Sale.	After Completion of construction work this work has been done 100% as per Agreement for Sale.	28/02/2026
	Any other activities.		

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	60% Done	30/10/2025
2.	Water Supply	YES	60% Done	30/10/2025
3.	Sewerage Chambers Septic Tank	YES	60% Constructed	30/08/2025
4	Drains	YES	60% Constructed	30/08/2025
5.	Tree Planting	YES	60% Completed	31/12/2026
6.	Street Lighting	YES	60% Completed	31/12/2026
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.	502000796110551 (HDFC Bank)
2.	Estimated cost of Project including land cost at the start of the Quarter	1,60,00,00/-
3.	Estimated Development Cost of the Project at the start of the Project (Excluding Land Cost)	1,04,00,00/-
4.	Any Variation in Development Cost which is declared at the start of the Project	No Any Variation.
5.	Amount Received During Quarter	30,30,000/-
6.	Actual cost Incurred during Quarter	3,540/-
7.	Net Amount at end of the Quarter	52,201.04/-
8.	Total expenditure on project till date	19,733/-
9.	Cumulative fund collected till the end of Quarter in Question	9,09,000/-
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.	N/A
2.	Name of Parties	
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	01
2.	Agreement for Sale	01
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

15/01/25

Authorised Signatory

Signature of Authorized Signatory

Name: DEEPAK KUMAR SINGH

Date:15/01/2025