FORM-7

[REGULATION-09]

**Quarterly Progress Report for Quarter ending APR/MAY/JUNE of 2023-24 (Year)**

| I. PARTICULARS OF PROJECTS | | | | |
|---|---|---|---|---|
| Project Registration No. | BRERAP00015-69/R-943/2020 | Name of Project | VASTU VIHAR MUZAFFARPUR PH-02 EXT-02 | |
| Name of Promoter | TECHNOCULTURE BUILDING CENTER PVT Ltd. | Project Address | MAUJA-BAKARPUR,KUDHANI, MUZAFFARPUR | |
| Name of Co- Promoter | NO | | | |
| Projects Registration Valid Up to | 30/11/2024 | | | |
| Starting date of project or Phase of the Project | 25/10/2019 | | | |
| Type of project or Phase of the Project | **1.Residential** | | | |
| Period of Validity of map by the competent Authority | 19/10/2020 | | | |

| 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.JAYANTI BUNGALOW<br>2.2BHK APARTMENT G+3 | 3 BHK<br>2BHK | 940 Sqft<br>415Sqft | 03 Units<br>23 Units | 1.Booked-26<br>2.Sold-01 |

| III. DISCLSOSURE OF SOLD / BOOKED INVENTORY OF GARAGES | | | |
|---|---|---|---|
| Building/Block Number | Total No. of Sanctioned Garages | Total no. of Garages:<br>1. Booked / Allotted-<br>2. Sold- | 26<br>1 |
| 6 | 27 Car Parking | | |

| IV. Construction Progress of the Project | | |
|---|---|---|
| 1. Building / Wing / Layout No. | | (To beaded for each Building / Wing) |
| S. No.<br>(1) | Tasks / Activity<br>(2) | Percentage of Actual Work Done<br>(As on date of the Certificate)<br>(3) |
| 1. | Excavation (if any) | 02 Block of Apartment and 3 Bungalow Completed |
| 2. | Basements (if any) | 2 Block of the Apartment |
| 3. | Podiums (if any) | No |
| 4. | Plinth | 02 Block of the Apartment and 3 Bungalow Completed |
| 5. | Stilt Floor | No |
| 6. | Slabs of Super Structure | A Block 2nd Floor Roof Casting & B Block Roof Casting work But 1 Bungalow Roof Work completed |
| 7. | Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises. | 2 Bungalows completed. |
| 8. | Sanitary Fittings within the Flats / Premises, Electrical Fittings Within the Flat/ Premises. | NO |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | Water tank Fitted on 02 Bungalow |
| 10. | External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building / Wing. | No |
| 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, Compound wall and all other requirements as may be required to complete projects as per specification in Agreement of Sale . | No |

| | | |
|---|---|---|
| | 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) | |
| (1) | (2) | (3) | (4) | (5) |
| 1. | Internals road & Footpaths | | 75% Completed | Soil Filling |
| 2. | Water Supply | | 70% Completed | For Construction |
| 3. | Sewerage (Chamber, Line, Septic Tank, STP) | | 55% Completed | Excavation for Septic Tank and Chamber |
| 4. | Strom Water Drains | No | No | No |
| 5. | Landscaping & Tree Planting | | 55% Completed | Besides the Boundary Wall |
| 6. | Street Lighting | | 55% Completed | For Construction work |
| 7. | Community Buildings | No | N/A | No |
| 8. | Treatment and Disposal of Sewage and Sullage Water | No | N/A | No |
| 9. | Solid Waste management & Disposal | No | N/A | No |
| 10. | Water conversation / Rain Water Harvesting. | No | N/A | No |
| 11. | Energy Management | No | N/A | No |
| 12. | Fire Protection and Fire Safety Requirements | | Fitted Fire Extinguisher for Fire Safety on the project | |
| 13. | Closed Parking | | 10 parking Constructed | |
| 14. | Open Parking | | No | |
| 15. | Electrical Meter Room ,Sub –Station, Receiving Station | | Fitted in 03Bungalow and Use in Constriction of apartment. | |
| 16. | Others( Option to Add More) | | No | |

| 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. | 50200046486549 (HDFC Bank) |
| 2. | Estimated cost of Project including land cost at the start of the Quarter | 9,172,055/- |
| 3. | Amount received during Quarter | 8,52,060/- |
| 4. | Actual Cost Incurred during Quarter | 3,85,738/- |
| 5. | Net Amount at the end of Quarter | 9,540.50/-- |
| 6. | Total expenditure on project **till date** | 1,08,37,950/- |
| 7. | Details of Mortgage or Charge ,if any, created on the Land and the Projects | |

| 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 | 01 |
| 2. | Agreement for Sale | 25 |

**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.

Dinesh Kumar Tiwari

Director

Signature of Promoter

Name: Dinesh Kumar Tiwari

Date:14/07/2023