FORM-7

[REGULATION-09]

Quarterly Progress Report for Quarter Ending OCT/NOV/DEC of 2023-24 (Year)

I. PARTICULARS OF PROJECTS				
Project Registration No.	BRERAP00015-64/1053/R-990/2020	Name of Project	VASTU VIHAR MUZAFFARPUR PH-02 EXT-01	
Name of Promoter	TECHNOCULTURE BUILDING CENTER PVT Ltd.	Project Address	MAUJA-BAKARPUR, MUZAFFARPUR	
Name of Co- Promoter	NO			
Projects Registration Valid Up to	20/08/2024			
Starting date of project or Phase of the Project	23/08/2019			
Type of project or Phase of the Project	**1.Residential**			
Period of Validity of map by the competent Authority	08/08/2024			

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.SHAILPUTRI BUNGALOW	. 3 BHK	780 Sqft	06 Units	1.Booked-11
2.YAMUNA BUGALOW	5 BHK	1680Sqft	01 Units	2.Sold-09
3. GODAVARI BUNGALOW	4BHK	710Sqft	04 Units	

III. DISCLSOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total No. of Sanctioned Garages	Total no. of Garages: 1. Booked / Allotted- 2. Sold-	11 09
11	11 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)	11 Units Completed
2.	Basements (if any)	11 Units Completed
3.	Podiums (if any)	No
4.	Plinth	11 Unit Completed
5.	Stilt Floor	No
6.	Slabs of Super Structure	No apartment in this Project
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	In 10 Units
8.	Sanitary Fittings within the Flats / Premises, Electrical Fittings Within the Flat/ Premises.	In 11 Units
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Water tank Fitted on 11 Units
10.	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	External Plaster and Plumbing in 11Units
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 .	N/A

	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	Concrete Road Constructed
2.	Water Supply		90% Completed	In 06 units
3.	Sewerage (Chamber, Line, Septic Tank, STP)		90% Completed	Chamber of Septic Tank Developed in 10 Units
4.	Strom Water Drains	No	No	No
5.	Landscaping & Tree Planting		90% Completed	Besides the Boundary wall of the Project
6.	Street Lighting		90% Completed	Both Sides of the Project
7.	Community Buildings	No	No	No
8.	Treatment and Disposal of Sewage and Sullage Water		90% Completed	Sewage Compartment Developed
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		Fire Extinguisher Fitted for Fire Safety	
13.	Closed Parking		11 parking developed	
14.	Open Parking			
15.	Electrical Meter Room, Sub –Station, Receiving Station		No	
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.	50200046496870 (HDFC Bank)
2.	Estimated cost of Project including land cost at the start of the Quarter	10,387,244/-
3.	Amount received during Quarter	3,69,675/-
4.	Actual Cost Incurred during Quarter	2,86,080/-
5.	Net Amount at the end of Quarter	4,218.68/-/-
6.	Total expenditure on project **till date**	1,37,97,222/-
7.	Details of Mortgage or Charge, if any, created on the Land and the Projects	N/A

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	07
2.	Agreement for Sale	04

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 Pvt. Ltd.

Dinesh K Tiwari

Signature of Promoter Director

Name: Dinesh Kumar Tiwari

Date:15/01/2024