FORM-7

[REGULATION-09]

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

I. PARTICULARS OF PROJECTS				
Project Registration No.	BRERAP00015-69/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 2.2BHK APARTMENT G+3	3 BHK 2BHK	940 Sqft 415Sqft	03 Units 23 Units	1.Booked-26 2.Sold-04

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-	26 04
6	27 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)	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 Roof Casting Up To 4th Floor & Brick Work Up to 2nd Floor 2 Bungalow Roof Work completed
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	03 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 & Also on the Apartment
10.	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	In 03 Units of Bungalow & 2 Flats in the Apartment
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 Flats

	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		80% Completed	Soil Filling
2.	Water Supply		75% Completed	For Construction
3.	Sewerage (Chamber, Line, Septic Tank, STP)		70% Completed	Excavation for Septic Tank and Chamber
4.	Strom Water Drains	No	No	No
5.	Landscaping & Tree Planting		60% Completed	Besides the Boundary Wall
6.	Street Lighting		65% 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	19,73,478/-
4.	Actual Cost Incurred during Quarter	18,50,728/-
5.	Net Amount at the end of Quarter	3,100.52/-
6.	Total expenditure on project **till date**	1,33,49,920/-
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	04
2.	Agreement for Sale	22

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