FORM-7

[REGULATION-9]

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

I. PARTICULARS OF PROJECTS				
Project Registration No.	BRERAP00015-92/223/R-1537/2023	Name of Project	VASTU VIHAR MOTIHARI PH-03	
Name of Promoter	TECHNOCULTURE BUILDING CENTER PVT Ltd.	Project Address	Mauja-kisunpur,Piprakothi,Motihari,East Champran	
Name of Co- Promoter	NO			
Projects Registration Valid Up to	10/06/2023			
Starting date of project or Phase of the Project	20/12/2022			
Type of project or Phase of the Project	**1.Residential**			
Period of Validity of map by the competent Authority	29/11/2025			

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. 2BHK Apartment G+3 2. Ambika Bungalow G+2 3. Jayanti Bungalow G+1	2BHK 3BHK 3BHK		425 Sqft 890 Sqft 900 Sqft	24 Nos 1 Nos 24 Nos	1.Booked-24 2.Sold-00

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-	23 00
42Block	42 Bike 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)	2 Blocks Completed & 5 Bungalow Completed
2.	Basements (if any)	02 Blocks Completed
3.	Podiums (if any)	No
4.	Plinth	2 Blocks Completed & 05 Bungalow Completed
5.	Stilt Floor	No
6.	Slabs of Super Structure	2 Block Up to 4th Floor
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	2 Block Up to 4th Floor & 4 Bungalow
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.	Fitted on both Blocks
10.	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	External Plaster of done 2 Block Up to 4th Floor Both Rear Side & also in 03 Bungalow
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	No

	complete projects as per specification in Agreement of Sale . 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internals road & Footpaths		45% Completed	
2.	Water Supply		30% Completed	
3.	Sewerage (Chamber, Line, Septic Tank, STP)		30%Completed	
4.	Strom Water Drains		N/A	
5.	Landscaping & Tree Planting		20% Completed	
6.	Street Lighting		20%Completed	
7.	Community Buildings		N/A	
8.	Treatment and Disposal of Sewage and Sullage Water		N/A	
9.	Solid Waste management & Disposal		N/A	
10.	Water conversation / Rain Water Harvesting.		N/A	
11.	Energy Management		N/A	
12.	Fire Protection and Fire Safety Requirements		N/A	
13.	Closed Parking		24 in Apartments	
14.	Open Parking		N/A	
15.	Electrical Meter Room ,Sub –Station, Receiving Station		Fitted in Ground Floor For Construction Use Only	
16.	Others(Option to Add More)		N/A	

VI. PHOTOGRAPG OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars
1.	Front Elevation

2.	Rear Elevation
3.	Side Elevation

VII. FINANCIAL PROGRESSS OF THE PROJECT		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Bank Account No.	5020045997198 (HDFC Bank)
2.	Estimated cost of Project including land cost at the start of the Quarter	11,158,900/-
3.	Amount received during Quarter	15,54,772/-
4.	Actual Cost Incurred during Quarter	19,13,615/-
5.	Net Amount at the end of Quarter	54,260.69/-
6.	Total expenditure on project **till date**	2,60,43,639/-
7.	Details of Mortgage or Charge, if any, created on the Land and the Projects	NO

439

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	00
2.	Agreement for Sale	03

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

Director

Signature of Promoter

Name: DINESH KUMAR TIWARI

Date:15/01/2024