FORM-7

[REGULATION-09]

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

I. PARTICULARS OF PROJECTS				
Project Registration No.	BRERAP00015-67/1088/R-106/2019	Name of Project	VASTU VIHAR PURNIYA PH-02 EXT-01	
Name of Promoter	TECHNOCULTURE BUILDING CENTER PVT Ltd.	Project Address	ABDULLAH NAGAR, PURNEA	
Name of Co- Promoter	NO			
Projects Registration Valid Up to	31/08/2025			
Starting date of project or Phase of the Project	19/09/2019			
Type of project or Phase of the Project	**1.Residential**			
Period of Validity of map by the competent Authority	06/12/2022			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF BUNGALOW				
Building/Block No.	Bungalow Type	Carpet Area	Total No. of sanctioned Bungalow	Total No. of Apartments-
1.YAMUNA BIG Bungalow	5 BHK	1945Sqft	1 Units	1.Booked-45
2. YAMUNA BUNGALOW	5BHK	1630 Sqft	02 Units	2.Sold-33
3.GODAVARI BUGALOW	2.5BHK	710Sqft	20 UNITS	
4. JAYANTI BUNGALOW	3BHK	980Sqft	22 UNITS	

III. DISCLSOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building/Block	Total No. of Sanctioned	Total no. of Garages:	

Number	Garages	1. Booked / Allotted-	45
45 Building	45 Car Parking	2. Sold-	33

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)	45 Units Completed
2.	Basements (if any)	No
3.	Podiums (if any)	No
4.	Plinth	45 Units Completed
5.	Stilt Floor	No
6.	Slabs of Super Structure	No
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	In 43 Units
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.	In 44 Units
10.	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	In 43 Units Completed
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,	No

	Compound wall and all other requirements as may be required to 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		90%	Main Road Casting
2.	Water Supply		90%	For Every Bungalow
3.	Sewerage (Chamber, Line, Septic Tank, STP)		90%	Made Compartment for Every Bungalow
4.	Strom Water Drains	No	No	NO
5.	Landscaping & Tree Planting		80%	Besides the Boundary Wall
6.	Street Lighting		80%	On the Main Road and Branch Road
7.	Community Buildings	No	No	No
8.	Treatment and Disposal of Sewage and Sullage Water		80%	Made Compartment for Every Bungalow
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 Fitting Equipment Fitted in 30 Bungalow	
13.	Closed Parking		45 car Parking	
14.	Open Parking		No	
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.	50200046498761 (HDFC Bank)
2.	Estimated cost of Project including land cost at the start of the Quarter	55,045,681/-
3.	Amount received during Quarter	4,88,000/-
4.	Actual Cost Incurred during Quarter	21,75,941/-
5.	Net Amount at the end of Quarter	26,121.34/-
6.	Total expenditure on project till date	6,41,97,340/-
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	33
2.	Agreement for Sale	12

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.

Signature of Promoter Dinesh Kumar Tiwari

Director

Name: Dinesh Kumar Tiwari

15/01/24.