FORM-7

[REGULATION-09]

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

I. PARTICULARS OF PROJECTS				
Project Registration No.	BRERAP00015-25/804/R-897/2020	Name of Project	VASTU VIHAR SAMASTIPUR PH-02	
Name of Promoter	TECHNOCULTURE BUILDING CENTER PVT Ltd.	Project Address	HARPUR ALLOUTH, SAMASTIPUR	
Name of Co- Promoter	NO			
Projects Registration Valid Up to	30/11/2023			
Starting date of project or Phase of the Project	19/12/2018			
Type of project or Phase of the Project	**1.PLOTTED DEVELOPMENT**			
Period of Validity of map by the competent Authority	18/12/2023			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF PLOT					
PLOT No.	PLOT Type		PLOT Area	Total No. of sanctioned PLOT	Total No. of PLOT-
1.TYPE-01	RESIDENTIAL		900Sqft	41 PLOTS	1.Booked-41 2.Sold-40

III. DISCLSOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
PLOT Number	Total No. of Sanctioned Garages	Total no. of Garages: 1. Booked / Allotted- 2. Sold-	0 0
41			

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)	N/A
2.	Basements (if any)	N/A
3.	Podiums (if any)	N/A
4.	Plinth	N/A
5.	Stilt Floor	N/A
6.	Slabs of Super Structure	N/A
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	N/A
8.	Sanitary Fittings within the Flats / Premises, Electrical Fittings Within the Flat/ Premises.	N/A
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	N/A
10.	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	N/A
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%	Road Casting
2.	Water Supply		100%	From Summer sable
3.	Sewerage (Chamber, Line, Septic Tank, STP)		100%	
4.	Strom Water Drains	No	No	No
5.	Landscaping & Tree Planting		100%	Both Sides of main road and Besides the Boundary Wall
6.	Street Lighting		100%	Both sides of the Road
7.	Community Buildings	No	No	No
8.	Treatment and Disposal of Sewage and Sullage Water		N/A	
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	No	No	
13.	Closed Parking		00	
14.	Open Parking		No	
15.	Electrical Meter Room, Sub --Station, Receiving Station	No	No	
16.	Others (Option to Add More)	No	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 Account No.	918020114218962 (AXIS Bank)
2.	Estimated cost of Project including land cost at the start of the Quarter	62,680,009/-
3.	Amount received during Quarter	20,06,500/-
4.	Actual Cost Incurred during Quarter	1,77,373.28/-
5.	Net Amount at the end of Quarter	16,817.72/-
6.	Total expenditure on project **till date**	7,15,79,346.24/-
7.	Details of Mortgage or Charge, if any, created on the Land and the Projects	NO

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	40
2.	Agreement for Sale	1

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 B Siwani

Director

Signature of Promoter

Name: Dinesh Kumar Tiwari

15/1/24