FORM-7

[REGULATION-9]

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

I. PARTICULARS OF PROJECTS				
Project Registration No.	BRERAP00015-60/958/R-867/2019	Name of Project	VASTU VIHAR AURANGABAD PH-03	
Name of Promoter	TECHNOCULTURE BUILDING CENTER PVT Ltd.	Project Address	NEAR GAS GODAWN, CHATRA, P.S-MUFFASSIL, P.O- SILLAD-824101	
Name of Co- Promoter	NO			
Projects Registration Valid Up to	15/04/2024			
Starting date of project or Phase of the Project	17/12/2019			
Type of project or Phase of the Project	**1.Residential**			
Period of Validity of map by the competent Authority	02/04/2022			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF BUNGALOW				
Building/Block No.	Bungalow Type	Carpet Area	Total No. of sanctioned Bungalow	Total No. of Bungalow-
1.Jayanti Bungalow- 2. Simplex Bungalow	3 BHK 2BHK	940 Sqft 525 Sqft	33 13	1.Booked-33 2.Sold-17

III. DISCLSOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total No. of Sanctioned Garages	Total no. of Garages:	
46	46	1. Booked / Allotted-	33
		2. Sold-	17

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)	33 Units Completed
2.	Basements (if any)	No
3.	Podiums (if any)	No
4.	Plinth	30 Units Completed
5.	Stilt Floor	No
6.	Slabs of Super Structure	27 Units Completed
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	24 Units Completed
8.	Sanitary Fittings within the Flats / Premises, Electrical Fittings Within the Flat/ Premises.	21 Units Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	22 Units Water tank Fitted
10.	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	21Units External Plaster & Plumbing 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, Compound wall and all other requirements as may be required to	21 Units Electrical Fitting Completed

	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		80%	Internal Road & Footpath
2.	Water Supply		75%	Under Construction 28 Units
3.	Sewerage (Chamber, Line, Septic Tank, STP)		80%	Under construction 28 Units
4.	Strom Water Drains	No	No	No
5.	Landscaping & Tree Planting		65%	On the side of Boundary Wall
6.	Street Lighting		75%	Both side of street
7.	Community Buildings	No	No	No
8.	Treatment and Disposal of Sewage and Sullage Water		55%	Disposal of Under Construction Units
9.	Solid Waste management & Disposal		No	No
10.	Water conversation / Rain Water Harvesting.		N/A	
11.	Energy Management		N/A	
12.	Fire Protection and Fire Safety Requirements		45% Completed for Project and Developed Units	
13.	Closed Parking		65% Completed For 33Units	
14.	Open Parking	No	No	
15.	Electrical Meter Room, Sub –Station, Receiving Station	60%	For projects and 16 Constructed Units	
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.919020005924580 (Axis Bank)	919020005924580 (Axis Bank)
2.	Estimated cost of Project including land cost at the start of the Quarter	
3.	Amount received during Quarter	7,49,895/-
4.	Actual Cost Incurred during Quarter	11,91,210/-
5.	Net Amount at the end of Quarter	1,795.80/-
6.	Total expenditure on project **till date**	5,68,19,942.92/-
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	15
2.	Agreement for Sale	18

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 Technocultura [illegible] Pvt. Ltd.

Dinesh B Tiwari

Signature of Promoter Director

Name: DINESH KUMAR TIWARI

15/1/24