FORM-7

[REGULATION-09]

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

I. PARTICULARS OF PROJECTS				
Project Registration No.	BRERAP00015-65/1061/R-1127/2021	Name of Project	VASTU VIHAR BIHARSHARIFF PH-03	
Name of Promoter	TECHNOCULTURE BUILDING CENTER PVT Ltd.	Project Address	Mauja-KUL, Biharshariff, Nalanda	
Name of Co- Promoter	NO			
Projects Registration Valid Up to	01/09/2024			
Starting date of project or Phase of the Project	20/09/2019			
Type of project or Phase of the Project	**1.Residential**			
Period of Validity of map by the competent Authority	06/01/2023			

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.Jayanti Bungalow- 2. Ganga G+3 Appartment	3 BHK 2BHK	940 Sqft 415 Sqft	48 36	1.Booked-54 2.Sold-12

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-	54 16
50	84 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)	2 Block & 40 Bungalow Completed
2.	Basements (if any)	2 Block
3.	Podiums (if any)	No
4.	Plinth	01 Block & 35 Bungalow Completed
5.	Stilt Floor	No
6.	Slabs of Super Structure	01 Block Up to 4th Floor / Floor,20 Bungalow 1st Floor,13 Bungalow Brick Work & 07 Bungalow Ground Floor.
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	2nd Block Up to 3rd Floor
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.	No
10.	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	In 01 Block Apartment work of External Plaster in 20 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 complete projects as per specification in Agreement of Sale. Any other activities.	No

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 % Completed	Casting Main Road
2.	Water Supply		80 %Completed	For construction
3.	Sewerage (Chamber, Line, Septic Tank, STP)		70%Completed	Only in 20 Bungalow
4.	Strom Water Drains	No	No	No
5.	Landscaping & Tree Planting		70% Completed	Besides the Boundary Wall
6.	Street Lighting		70% Completed	For Construction
7.	Community Buildings		No	No
8.	Treatment and Disposal of Sewage and Sullage Water		65% Completed	Made Compartment for Disposal of Sewage
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		Fitted a firefighting tool for construction	
13.	Closed Parking		52 Car Parking	
14.	Open Parking		No	
15.	Electrical Meter Room, Sub –Station, Receiving Station		No	
16.	Others (Option to Add More)			

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.	50200045997222 (HDFC Bank)
2.	Estimated cost of Project including land cost at the start of the Quarter	16,056,593/-
3.	Amount received during Quarter	92,47,987/-
4.	Actual Cost Incurred during Quarter	43,99,670/-
5.	Net Amount at the end of Quarter	6,05,739.80/-
6.	Total expenditure on project **till date**	4,72,36,730/-
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	11
2.	Agreement for Sale	29

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