FORM-7

[REGULATION-09]

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

I. PARTICULARS OF PROJECTS				
Project Registration No.	BRERAP00015-79/123/R-1260/2022	Name of Project	VASTU VIHAR SAHARSA PH-02	
Name of Promoter	TECHNOCULTURE BUILDING CENTER PVT Ltd.	Project Address	PATUAHA, SAHARSA	
Name of Co- Promoter	NO			
Projects Registration Valid Up to	30/06/2024			
Starting date of project or Phase of the Project	20/08/2021			
Type of project or Phase of the Project	**1.Residential**			
Period of Validity of map by the competent Authority	16/08/2023			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF BUNGALOW				
Building/Block No.	Bungalow Type	Carpet Area	Total No. of sanctioned Bungalow	Total No. of Apartments-
1.2BHK G+4 APARTMENT 2. 3BHK G+4 APARTMENT	2BHK 3BHK	561.86Sqft 822.25 Sqft	32 Units 16 Units	1.Booked-29 2.Sold-02

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-	 29 02
03 Block	38 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)	3 Blocks Completed
2.	Basements (if any)	3 Blocks Completed
3.	Podiums (if any)	No
4.	Plinth	03 Block Completed
5.	Stilt Floor	No
6.	Slabs of Super Structure	3 Block Up to 4th Floor
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	2 Block Up to 4th Floor
8.	Sanitary Fittings within the Flats / Premises, Electrical Fittings Within the Flat/ Premises.	In 8 Flats In @ Blocks
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Water tank For Construction Use
10.	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	In 10 Flats of 2 Block
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)	25% Details
(1)	(2)	(3)	(4)	(5)
1.	Internals road & Footpaths		70% Completed	Soil Filling
2.	Water Supply		50% Completed	For Construction
3.	Sewerage (Chamber, Line, Septic Tank, STP)		No	
4.	Strom Water Drains		No	
5.	Landscaping & Tree Planting		60% Beyond Boundary Wall	Besides the Boundary Wall
6.	Street Lighting		65% Completed	On the main Road
7.	Community Buildings	No	No	No
8.	Treatment and Disposal of Sewage and Sullage Water	No	No	No
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		00	
15.	Electrical Meter Room, Sub –Station, Receiving Station		00	
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.	50200047422352 (HDFC Bank)
2.	Estimated cost of Project including land cost at the start of the Quarter	18,343,379.50/-
3.	Amount received during Quarter	37,27,496/-
4.	Actual Cost Incurred during Quarter	25,20,431/-
5.	Net Amount at the end of Quarter	82,610.33/-
6.	Total expenditure on project **till date**	3,28,19,020.50/-
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	No
2.	Agreement for Sale	28

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 G Tiwari

Signature of Promoter Director

Name: Dinesh Kumar Tiwari

15/01/2024.