FORM-7

[REGULATION-9]

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

I. PARTICULARS OF PROJECTS				
Project Registration No.	BRERAP00015-73/1154/R-1123/2021	Name of Project	VASTU VIHAR BUXAR PH-02	
Name of Promoter	TECHNOCULTURE BUILDING CENTER PVT Ltd.	Project Address	Vill-Pandey Patti Itarhi Road, Mauja Hukkha,Buxar	
Name of Co- Promoter	NO			
Projects Registration Valid Up to	30/11/2025			
Starting date of project or Phase of the Project	03/02/2015			
Type of project or Phase of the Project	**1.Residential**			
Period of Validity of map by the competent Authority	05/12/2022			

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.Ambika Bungalow	4 BHK	1300 Sqft	18 Units	1.Booked-18 2.Sold-04

III. DISCLSOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total No. of Sanctioned Garages	Total no. of Garages: 1. Booked / Allotted-	18
18 Building	18 Car Parking	2. Sold-	04

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)	18 Units Completed
2.	Basements (if any)	No
3.	Podiums (if any)	No
4.	Plinth	16 Units Completed
5.	Stilt Floor	No
6.	Slabs of Super Structure	No
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	10 Units completed
8.	Sanitary Fittings within the Flats / Premises, Electrical Fittings Within the Flat/ Premises.	No Flats in this Project
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	No Staircase, and Lift proposed in this Projects
10.	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	06 Units External Plaster
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.	Water Pumps and Compound Walls 80% Completed.

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	Road & Footpath	
2.	Water Supply	70% Completed	Water Supply to Construct the Building.	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	65% Completed	Sewerage Line & Chamber for Booked Units.	
4.	Strom Water Drains	No		
5.	Landscaping & Tree Planting	45% Completed	Tree planting	
6.	Street Lighting	70% Completed	Street Lighting	
7.	Community Buildings			
8.	Treatment and Disposal of Sewage and Sullage Water	N/A	Disposal of Sewerage Water	
9.	Solid Waste management & Disposal	No	No	
10.	Water conversation / Rain Water Harvesting.	N/A	Rain Water Harvesting	
11.	Energy Management		Electricity	
12.	Fire Protection and Fire Safety Requirements	40% Completed	For under Construction Units	
13.	Closed Parking	50% Completed	For Under Construction Units	
14.	Open Parking			
15.	Electrical Meter Room, Sub –Station, Receiving Station	40% Completed	Because Units is in Under Construction	
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 Project Portal
2.	Rear Elevation Uploaded on the Project Portal
3.	Side Elevation Uploaded on the Project Portal

VII. FINANCIAL PROGRESSS OF THE PROJECT		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	50200046476610 (HDFC Bank)
2.	Estimated cost of Project including land cost at the start of the Quarter	10,237,657/-
3.	Amount received during Quarter	30,50,000/-
4.	Actual Cost Incurred during Quarter	27,31,993/-
5.	Net Amount at the end of Quarter	35,550.01/-
6.	Total expenditure on project **till date**	2,30,72,244/-
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	04
2.	Agreement for Sale	14

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 & Siwm

Signature of Promoter Director

Name: DINESH KUMAR TIWARI

Date:15/01/2024