FORM-7

[REGULATION-09]

Quarterly Progress Report for Quarter ending JAN/FEB/MAR 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-<br>2. Ganga G+3 Appartment | 3 BHK<br>2BHK | 940 Sqft<br>415 Sqft | 48<br>36 | 1.Booked-60<br>2.Sold-17 |

| III. DISCLSOSURE OF SOLD / BOOKED INVENTORY OF GARAGES | | | |
|---|---|---|---|
| Building/Block Number | Total No. of Sanctioned Garages | Total no. of Garages:<br>1. Booked / Allotted-<br>2. Sold- | 60<br>17 |
| 50 | 84 Car Parking | | |

| IV. Construction Progress of the Project |
|---|

| 1. Building / Wing / Layout No. | | (To beaded for each Building / Wing) |
|---|---|---|
| S. No.<br>(1) | Tasks / Activity<br>(2) | Percentage of Actual Work Done<br>(As on date of the Certificate)<br>(3) |
| 1. | Excavation (if any) | 2 Blocks & 42 Bungalow Completed |
| 2. | Basements (if any) | 2 Block |
| 3. | Podiums (if any) | No |
| 4. | Plinth | 02 Block & 38 Bungalow Completed |
| 5. | Stilt Floor | No |
| 6. | Slabs of Super Structure | 01 Block Up to 4th Floor / Floor,24 Bungalow 1st Floor,13 Bungalow Brick Work & 09 Bungalow Ground Floor. |
| 7. | Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises. | 2nd Block Up to 4th 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 in the Apartment work of External Plaster in 23 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.<br><br>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) | | 75%Completed | Only in 20 Bungalow |
| 4. | Strom Water Drains | No | No | No |
| 5. | Landscaping & Tree Planting | | 75% Completed | Besides the Boundary Wall |
| 6. | Street Lighting | | 75% 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 | 1,29,78,863/- |
| 4. | Actual Cost Incurred during Quarter | 1,12,16,054/- |
| 5. | Net Amount at the end of Quarter | 2,07,678.80/- |
| 6. | Total expenditure on project till date | 5,84,52,784- |
| 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 | 17 |
| 2. | Agreement for Sale | 43 |

**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 CENTRE (P) LTD.

Dinesh B Siwani

DIRECTOR

Signature of Promoter

Name: Dinesh Kumar Tiwari

Date:15/04/2024