FORM-7

[REGULATION-9]

Quarterly Progress Report for Quarter ending JAN/FEB/MAR of 2023-24 (Year)

I. PARTICULARS OF PROJECTS				
Project Registration No.	BRERAP00015-63/1048/R-841/2019	Name of Project	VASTU VIHAR DEHRI-ON-SONE PH-02 EXT-01	
Name of Promoter	TECHNOCULTURE BUILDING CENTER PVT Ltd.	Project Address	Mauja-BADIHA, DEHRI-ON-SONE	
Name of Co- Promoter	NO			
Projects Registration Valid Up to	30/07/2024			
Starting date of project or Phase of the Project	11/08/2019			
Type of project or Phase of the Project	**1.Residential**			
Period of Validity of map by the competent Authority	30/06/2022			

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.Kaveri Bungalow	3 BHK	1060 Sqft	01 Units	1.Booked-15
2. Jayanti Bungalow	3 BHK	940 Sqft	01 Units	2.Sold-13
3. Simplex Bungalow	2BHK	650 Sqft	12 Units	
4. Gayatri Bungalow	2.5BHK	726 Sqft	1 Units	

III. DISCLSOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total No. of Sanctioned Garages	Total no. of Garages: 1. Booked / Allotted-	15

15	15 Car Parking	2. Sold-	13

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)	15 Units Completed
2.	Basements (if any)	No
3.	Podiums (if any)	No
4.	Plinth	15 Units Completed
5.	Stilt Floor	No
6.	Slabs of Super Structure	No
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	15 units Internal Plaster and Fitting Door & Window
8.	Sanitary Fittings within the Flats / Premises, Electrical Fittings Within the Flat/ Premises.	14Units electrical Fitting Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	14 units Water Head Tank Fitted
10.	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	14 Units Completed 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	Water Pumps Install for Constructed Units and also for the Construction Work on the Project.

	requirements as may be required to 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		90% Completed	
2.	Water Supply		90% Completed	
3.	Sewerage (Chamber, Line, Septic Tank, STP)		90% Completed	
4.	Strom Water Drains	No	No	
5.	Landscaping & Tree Planting		85% Completed	
6.	Street Lighting		90% Completed	
7.	Community Buildings			
8.	Treatment and Disposal of Sewage and Sullage Water		N/A	
9.	Solid Waste management & Disposal	No	N/A	
10.	Water conversation / Rain Water Harvesting.		N/A	
11.	Energy Management		N/A	
12.	Fire Protection and Fire Safety Requirements			
13.	Closed Parking	85%	For 14 Units	
14.	Open Parking			
15.	Electrical Meter Room ,Sub –Station, Receiving Station	80%	For 13 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 portal
2.	Rear Elevation Uploaded on the Portal
3.	Side Elevation Uploaded on the Portal

VII. FINANCIAL PROGRESSS OF THE PROJECT		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Bank Account No.	50200045997290 (HDFC Bank)
2.	Estimated cost of Project including land cost at the start of the Quarter	1,66,00,000/-
3.	Amount received during Quarter	2,36,000/-
4.	Actual Cost Incurred during Quarter	1,38,540/-
5.	Net Amount at the end of Quarter	13,140.08/-
6.	Total expenditure on project till date	1,47,11,090.60/-
7.	Details of Mortgage or Charge, if any, created on the Land and the Projects	N/A

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	13
2.	Agreement for Sale	02

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 & Tiwari

Signature of Promoter DIRECTOR

Name: DINESH KUMAR TIWARI

Date:15/04/2024