FORM-7

[REGULATION-9]

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

I. PARTICULARS OF PROJECTS				
Project Registration No.	BRERAP00015-78/164/R-1351/2022	Name of Project	VASTU VIHAR DEHRI-ON-SONE PH-02 EXT-03	
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	18/09/2024			
Starting date of project or Phase of the Project	06/04/2022			
Type of project or Phase of the Project	1.Residential			
Period of Validity of map by the competent Authority	13/09/2024			

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	3 BHK	1075 Sqft	1 Units	1. Booked/Alloted-35 Units 2.Sold-15
2. Kaveri Bungalow	3 BHK	1183 Sqft	1 Units	
3. Kaveri Bungalow	3 BHK	1125 Sqft	1 Units	
4. Kaveri Bungalow	3 BHK	1087 Sqft	1 Units	
5. Ganga Apartment G+3	2 BHK	450 Sqft	32 Units	

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-	35 15
5 Building	36 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)	4 Bungalow & 2BHK Apartment Units Completed
2.	Basements (if any)	2BHK GANGA Apartment Completed
3.	Podiums (if any)	No
4.	Plinth	4 Bungalow & 2 Blocks Apartment Completed
5.	Stilt Floor	No
6.	Slabs of Super Structure	Up to 4thfloor of Ganga 2BHK Apartment
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	04 Bungalows & Up to 3rd Floor Ganga Apartment.
8.	Sanitary Fittings within the Flats / Premises, Electrical Fittings Within the Flat/ Premises.	No Any Units
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	No Any Units
10.	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	04 Bungalow & Up to 3rd Floor Ganga Apartment
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 Any Units

	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		85% Completed	Road Casting
2.	Water Supply		85% Completed	For Construction of Building & Handover Units
3.	Sewerage (Chamber, Line, Septic Tank, STP)		85% Completed	For 2BHK Apartment & Handover Units
4.	Strom Water Drains	No	No	No
5.	Landscaping & Tree Planting		75% Completed	Besides the Boundary Wall
6.	Street Lighting		80% Completed	For Construction Use Only
7.	Community Buildings	No	No	No
8.	Treatment and Disposal of Sewage and Sullage Water		N/A	
9.	Solid Waste management & Disposal	No	No	No
10.	Water conversation / Rain Water Harvesting.		N/A	
11.	Energy Management			
12.	Fire Protection and Fire Safety Requirements		70% For the Construction on the Site.	
13.	Closed Parking		75% For Ganga 2BHK Apartment & Bungalows Handover Units	
14.	Open Parking			
15.	Electrical Meter Room, Sub –Station, Receiving Station		Work is under process	
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 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.	50200059578390 (HDFC Bank)
2.	Estimated cost of Project including land cost at the start of the Quarter	14,420,192/-
3.	Amount received during Quarter	29,94,680/-
4.	Actual Cost Incurred during Quarter	22,10,641/-
5.	Net Amount at the end of Quarter	86,265.48/-
6.	Total expenditure on project till date	2,62,72,420.00/-
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	15
2.	Agreement for Sale	20

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) L...

Signature of Promoter

Dinesh K Tiwari DIRECTOR

Name: DINESH KUMAR TIWARI

Date:15/04/2024