FORM-7

[REGULATION-09]

Quarterly Progress Report for Quarter Ending JAN/FEB/MARCH of 2023-24 (Year)

I. PARTICULARS OF PROJECTS				
Project Registration No.	BRERAP00015-48/841/R-918/2020	Name of Project	VASTU VIHAR BEGUSARAI PH-01 EXT-01	
Name of Promoter	TECHNOCULTURE BUILDING CENTER PVT Ltd.	Project Address	PACHAMBA, CHANWARA, BEGUSARAI	
Name of Co- Promoter	NO			
Projects Registration Valid Up to	31/12/2024			
Starting date of project or Phase of the Project	25/01/2019			
Type of project or Phase of the Project	**1.Residential**			
Period of Validity of map by the competent Authority	18/12/2024			

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.APARTMENT G+3 2BHK	2BHK	450Sqft	24 UNITS	1.Booked-24 2.Sold-14

III. DISCLSOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total No. of Sanctioned Garages	Total no. of Garages: 1. Booked / Allotted-	24
36Building	24 Car Parking	2. Sold-	14

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)	02 Block Completed
2.	Basements (if any)	Apartment completed
3.	Podiums (if any)	No
4.	Plinth	02 Blocks Apartment Completed
5.	Stilt Floor	03 Block Completed
6.	Slabs of Super Structure	No
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	1st Block Up to 4th Floor & 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.	Water Fitted in Both Blocks Apartment
10.	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	External & Inner Plaster of Both Block Up to 4th Floor Completed
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)	
(1)	(2)	(3)	(4)	(5)
1.	Internals road & Footpaths		85% Completed	Filling soil
2.	Water Supply		75% Completed	For Construction
3.	Sewerage (Chamber, Line, Septic Tank, STP)		75% Completed	
4.	Strom Water Drains	No	No	No
5.	Landscaping & Tree Planting		80% Completed	Beyond the Boundary wall
6.	Street Lighting		85% Completed	Along with Road Side
7.	Community Buildings	No	No	No
8.	Treatment and Disposal of Sewage and Sullage Water		N/A	
9.	Solid Waste management & Disposal	No	N/A	No
10.	Water conversation / Rain Water Harvesting.	No	N/A	No
11.	Energy Management	No	No	No
12.	Fire Protection and Fire Safety Requirements		Fitted Fire Fighting Equipment for Construction	
13.	Closed Parking		No	
14.	Open Parking		No	
15.	Electrical Meter Room, Sub –Station, Receiving Station		Fitted For Construction Only/-	
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 Web Portal
2.	Rear Elevation Uploaded on Web Portal
3.	Side Elevation Uploaded on Web Portal

VII. FINANCIAL PROGRESSS OF THE PROJECT		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Bank Account No.	918020114337144 (AXIS Bank)
2.	Estimated cost of Project including land cost at the start of the Quarter	2,856,387/-
3.	Amount received during Quarter	7,80,786/-
4.	Actual Cost Incurred during Quarter	25,81,771/-
5.	Net Amount at the end of Quarter	10,657/-
6.	Total expenditure on project till date	3,24,14,352/-
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	25

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 K Tiwari

Signature of Promoter DIRECTOR

Name: DINESH KUMAR TIWARI

Date:15/04/2024