FORM-7

[REGULATION-9]

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

I. PARTICULARS OF PROJECTS				
Project Registration No.	BRERAP00015-76/1298/R-1092/2021	Name of Project	VASTU VIHAR SAMASTIPUR PH-01 EXT-02	
Name of Promoter	TECHNOCULTURE BUILDING CENTER PVT Ltd.	Project Address	HARPUR ALLOUTH, SAMASTIPUR	
Name of Co- Promoter	NO			
Projects Registration Valid Up to	30/08/2025			
Starting date of project or Phase of the Project	15/09/2020			
Type of project or Phase of the Project	**1.Residential**			
Period of Validity of map by the competent Authority	11/03/2023			

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. A+B+C+D 2BHKB+G+3APARTMENT	2BHK	415Sqft	64 Units	1.Booked-64 2.Sold-00

III. DISCLSOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total No. of Sanctioned Garages	Total no. of Garages: 1. Booked / Allotted-	64

04 BLOCK	64 Car Parking	2. Sold-	00

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)	04 Blocks Completed
2.	Basements (if any)	04 Block Completed
3.	Podiums (if any)	No
4.	Plinth	04 Block Completed
5.	Stilt Floor	No
6.	Slabs of Super Structure	No
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	Block A, B Block Up to 4th Floor External Plaster and C &D up to 4th Floor Brick Work Completed.
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 tank
10.	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	Block A, B Up to 4th Floor & Block C, D Up to 4th Floor
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	No

	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)	25% Details
(1)	(2)	(3)	(4)	(5)
1.	Internals road & Footpaths		80%	Soil Filling
2.	Water Supply		80%	For Construction
3.	Sewerage (Chamber, Line, Septic Tank, STP)		80%	Compartment Developed For 04 Block
4.	Strom Water Drains		No	No
5.	Landscaping & Tree Planting		65%	Besides the Boundary Wall
6.	Street Lighting		75%	For Construction
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.	No	No	No
11.	Energy Management	No	No	No
12.	Fire Protection and Fire Safety Requirements		No	
13.	Closed Parking		64 Car Parking Under Construction	
14.	Open Parking		No	
15.	Electrical Meter Room, Sub –Station, Receiving Station		No	
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 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.	50200048548886 (HDFC Bank)
2.	Estimated cost of Project including land cost at the start of the Quarter	18,121,152/-
3.	Amount received during Quarter	36,06,036/-
4.	Actual Cost Incurred during Quarter	20,64,205/-
5.	Net Amount at the end of Quarter	40,066.16/-
6.	Total expenditure on project till date	3,08,43,797/-
7.	Details of Mortgage or Charge, if any, created on the Land and the Projects	

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	No
2.	Agreement for Sale	64

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 Kumar Tiwari

DIRECTOR

Signature of Promoter

Name: Dinesh Kumar Tiwari