FORM-7

[REGULATION-9]

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

I. PARTICULARS OF PROJECTS				
Project Registration No.	BRERAP00015-83/204/R-1521/2023	Name of Project	VASTU VIHAR SASARAM PH-05	
Name of Promoter	TECHNOCULTURE BUILDING CENTER PVT Ltd.	Project Address	Vill-SEMRA, SASARAM	
Name of Co- Promoter	NO			
Projects Registration Valid Up to	18/10/2025			
Starting date of project or Phase of the Project	20/11/2022			
Type of project or Phase of the Project	**1.Residential**			
Period of Validity of map by the competent Authority	28/10/2025			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF BUNGALOW					
Building/Block No.	Bungalow Type		Carpet Area	Total No. of sanctioned Bungalow	Total No. of Apartments-
3.SIMPLEX BUGALOW	2BHK		465Sqft	08 UNITS	1.Booked-08 2.Sold-0

III. DISCLSOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total No. of Sanctioned Garages	Total no. of Garages: 1. Booked / Allotted-	08
BUILDING	Car Parking	2. Sold-	0

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)	08 Units Completed
2.	Basements (if any)	Work
3.	Podiums (if any)	No
4.	Plinth	08 Units Completed
5.	Stilt Floor	No
6.	Slabs of Super Structure	No
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	07Units Internal Walls, Internal Plaster, Flooring & Door, Window Fitting Completed
8.	Sanitary Fittings within the Flats / Premises, Electrical Fittings Within the Flat/ Premises.	07 Units Electrical Fitting Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	07 Water tank Fitted for Construction
10.	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	07 External Units Plaster 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 complete projects as per specification in Agreement of Sale. Any other activities.	06 Units Electrical Fittings Completed in and Water Pumps Install for the Several Units.

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		40% completed	Road Works
2.	Water Supply		35% Completed	For Constructed Units
3.	Sewerage (Chamber, Line, Septic Tank, STP)		40% Completed	
4.	Strom Water Drains	No	No	No
5.	Landscaping & Tree Planting		30% Completed	Besides the Boundary Wall
6.	Street Lighting		30% Completed	Sides of the Road
7.	Community Buildings			
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	No	No	No
12.	Fire Protection and Fire Safety Requirements		Fire Bucket for Construction Use Only	
13.	Closed Parking		Completed for 05 Units Only	
14.	Open Parking			
15.	Electrical Meter Room, Sub –Station, Receiving Station		06 Units Completed	
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.	50200047098662 (HDFC Bank)
2.	Estimated cost of Project including land cost at the start of the Quarter	80,40,000/-
3.	Amount received during Quarter	10,59,000/-
4.	Actual Cost Incurred during Quarter	19,59,168.30/-
5.	Net Amount at the end of Quarter	7,442.10/-
6.	Total expenditure on project till date	1,62,72,568.74/-
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	
2.	Agreement for Sale	08

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 Tiwari

DIRECTOR

Signature of Promoter

Name: DINESH KUMAR TIWARI

Date:15/04/2024