FORM-7

[REGULATION-9]

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

I. PARTICULARS OF PROJECTS				
Project Registration No.	BRERAP00015-88/205/R-1518/2023	Name of Project	VASTU VIHAR SASARAM PH-05 EXT-01	
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	20/10/2025			
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-
1.SIMPLEX BUGALOW	2BHK	465 Sqft	14 UNITS	1.Booked-13 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-	13
16 BUILDING	16 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)	12 Units Completed
2.	Basements (if any)	No
3.	Podiums (if any)	No
4.	Plinth	11 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 Plinth Work Completed
8.	Sanitary Fittings within the Flats / Premises, Electrical Fittings Within the Flat/ Premises.	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Water tank Fitted for 04 Units
10.	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	
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.	

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		30% completed	
2.	Water Supply		30% Completed	
3.	Sewerage (Chamber, Line, Septic Tank, STP)		30% Completed	
4.	Strom Water Drains	No	No	No
5.	Landscaping & Tree Planting		20% Completed	
6.	Street Lighting		25% Completed	
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 and Extinguisher Install for 15 Units	
13.	Closed Parking		25% Completed for Units	
14.	Open Parking			
15.	Electrical Meter Room, Sub –Station, Receiving Station		For Construction Use Only	
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.	50200061730565 (HDFC Bank)
2.	Estimated cost of Project including land cost at the start of the Quarter	5,467,000/-
3.	Amount received during Quarter	15,72,000/-
4.	Actual Cost Incurred during Quarter	13,08,109/-
5.	Net Amount at the end of Quarter	75,848.80/-
6.	Total expenditure on project till date	24,19,600/-
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	13

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 CEN... PVT. LTD.

Dinesh B Tiwari

DIRECTOR

Signature of Promoter

Name: DINESH KUMAR TIWARI

Date:15/04/2024