FORM-7

[REGULATION-9]

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

I. PARTICULARS OF PROJECTS				
Project Registration No.	BRERAP00015-84/1346/R-1149/2021	Name of Project	VASTU VIHAR ARA PH-02 EXT-01	
Name of Promoter	TECHNOCULTURE BUILDING CENTER PVT Ltd.	Project Address	Patna Road Kayamnagar Bridge, Birampur Road, ARA	
Name of Co- Promoter	NO			
Projects Registration Valid Up to	25/11/2025			
Starting date of project or Phase of the Project	03/01/2021			
Type of project or Phase of the Project	**1.Residential**			
Period of Validity of map by the competent Authority	20/11/2023			

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.Yamuna Bungalow- 2.Jayanti Bungalow 3. Simplex Bungalow 4. Concrete Bungalow	. 4 BHK 3BHK 2 BHK 2 BHK	1580 Sqft 935 Sqft 535 Sqft 1075 Sqft	03 02 04 01	1.Booked/ Allotted-10 2.Sold-09

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-	10 09
10	10		

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)	10 Units Completed
2.	Basements (if any)	No
3.	Podiums (if any)	No
4.	Plinth	10 Units Completed
5.	Stilt Floor	No
6.	Slabs of Super Structure	No
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	10 Units Internal Wall & Plaster Completed
8.	Sanitary Fittings within the Flats / Premises, Electrical Fittings Within the Flat/ Premises.	No Flats in this Projects
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Over Head Water Tank Fitted in 09 Units
10.	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	10 Units External Plumbing and External 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	09 Units Electrical Fitting Completed

	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/No)	Percentage of actual Work Done (As on the of Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internals road & Footpaths		90% Completed	Road Concrete work Done
2.	Water Supply		90% Completed	In Booked Units
3.	Sewerage (Chamber, Line, Septic Tank, STP)		90% Completed	In 10 Units
4.	Strom Water Drains	No	NO	No
5.	Landscaping & Tree Planting		85% Completed	Both Sides of Road and Boundary wall
6.	Street Lighting		90% Completed	Both Sides of the Road
7.	Community Buildings		No	No
8.	Treatment and Disposal of Sewage and Sullage Water		85% Completed	Sewage Line Constructed for Disposal of Sewage Water
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		Fire Extinguisher and sand Bucket For the Construction on the Site.	
13.	Closed Parking		Completed In 9 Units of the Project	
14.	Open Parking		No	
15.	Electrical Meter Room, Sub --Station, Receiving Station		Fitted in 9 units	
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 Account No.	50200047098994(HDFC BANK)
2.	Estimated cost of Project including land cost at the start of the Quarter	15,297,888/-
3.	Amount received during Quarter	13,50,001/-
4.	Actual Cost Incurred during Quarter	3,540/-
5.	Net Amount at the end of Quarter	2,00,350.45/-
6.	Total expenditure on project till date	1,74,62,864/-
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.	NO
2.	Name of Parties	
B	Sale / Agreement for Sale during the Quarter	
1.	Sale Deed	09
2.	Agreement for Sale	01

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.

Signature of Promoter Dinesh Tiwari

DIRECTOR

Name: DINESH KUMAR TIWARI

Date:15/04/2024