

FORM-7

[REGULATION-9]

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

I. PARTICULARS OF PROJECTS				
Project Registration No.	BRERAPO0015-80/114/R-1427/2022	Name of Project	VASTU VIHAR ARA PH-03	
Name of Promoter	TECHNOCULTURE BUILDING CENTER PVT Ltd.	Project Address	VILL- Kulhariya, Koilwar Bhojpur	
Name of Co- Promoter	NO			
Projects Registration Valid Up to	30/04/2025			
Starting date of project or Phase of the Project	12/06/2022			
Type of project or Phase of the Project	1.Residential			
Period of Validity of map by the competent Authority	30/04/2025			

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.YAMUNA BUGALOW	4 BHK	1630 Sqft	1 UNIT	1.Booked-12 2.Sold-00
2. JAYANTI BUNGALOW	3.5 BHK	940 Sqft	06 UNITS	
3. JAYANTI BUNGALOW	3 BHK	750 Sqft	08 UNITS	
4. MANGALAM BUNGALOW	3 BHK	940 Sqft	02 UNITS	

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building/Block	Total No. of Sanctioned	Total no. of Garages:	

Number	Garages	1. Booked / Allotted-	06
17 BUILDING	17 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)	12 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.	09 Units 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.	In 8 Units for Construction Use Only
10.	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	External Plaster of 08 Units 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,	Water Pumps Install for the construction Work on the Site.

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		55% Completed	Soil Filling
2.	Water Supply		55%completed	For construction on the Site
3.	Sewerage (Chamber, Line, Septic Tank, STP)		50% Completed	In 03 Units
4.	Strom Water Drains	No	No	No
5.	Landscaping & Tree Planting		40%	Besides the Boundary Wall
6.	Street Lighting		40% Completed	Besides the Roads
7.	Community Buildings	No	No	No
8.	Treatment and Disposal of Sewage and Sullage Water	No	No	No
9.	Solid Waste management & Disposal	No	No	No
10.	Water conversation / Rain Water Harvesting.		N/A	
11.	Energy Management		No	NO
12.	Fire Protection and Fire Safety Requirements		NO	
13.	Closed Parking		05 Units Completed	
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 Account No.50200047098662 (HDFC Bank)	50200054824479 (HDFC Bank)
2.	Estimated cost of Project including land cost at the start of the Quarter	8,824,170/-
3.	Amount received during Quarter	9,99,995/-
4.	Actual Cost Incurred during Quarter	28,36,806/-
5.	Net Amount at the end of Quarter	2,62,244.44/-
6.	Total expenditure on project till date	1,75,42,121/-
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	00
2.	Agreement for Sale	12

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.

Signature of Promoter

For **TECHNOCULTURE BUILDING CENTRE (P) LTD.**
Dinesh K Tiwari
DIRECTOR

Name: Dinesh Kumar Tiwari

Date:15/04/2024