

SUBHLAKSHMI ENGICON PVT. LTD.

604, Jagat Trade Centre, Fraser Road, Patna - 800001

Email: subhlakshmiengicon@gmail.com

Web: www.subhlakshmiengicon.com



To,
RERA
Patna Bihar

Date: 12/10/2022

Ref: BRERAPS1158/-1/81/R-1191/2021

Sub: Submission of Project Report upto 30.09.2022

Dear Sir, we are submitting herewith the project progress report upto 30.09.2022 along with the following documents attached herewith.
Kindly acknowledge the receipt.

- 1) Status report upto 30.09.2022
- 2) Physical report by Civil Engineer
- 3) Financial Report by CA.
- 4) Photo of Building.

Thanking you,

Yours faithfully
Subhlakshmi Engicon Pvt. Ltd.

Mini Myini N
Director

Mob-9431020219

12/10/2022

FORM No. 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date 12/10/2022

To,

The Subhakeshmi Engcon Pvt. Ltd.
604, Jagat Trade Centre, Fraser Road
Patna-1.

(Name & Address of Promoter),

Subject: Certificate of Percentage of Work executed in the project having S. B. Yadav Palace No. of Building(s)/ one Wing(s) of the Phase bearing the registration no. BRERAP51158-1/81/R-1191/2021 and being developed on the Plot bearing CS No. 52 /khata no. 52 /Survey No. / Plot No. 403 demarcated by its boundaries (latitude 25.5957 longitude 85.1798) of the land. - situated in village Bhagwat Nagar Block Patna Sadar division District Patna PIN 800026 admeasuring 520.66 sq.mts., area being developed by the Promoter [Name] Subhakeshmi Engcon Pvt. Ltd.

Sir,

I/ We. Shailesh Ranjan have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the S. B. Yadav Palace Building(s)/ Wing(s) of the Phase of the Project, situated on the plot bearing C.S. no. /Survey No. / Plot No. 403 of Village Kumbhar Block Patna Sadar division District Patna PIN 800026 admeasuring 520.66 sq.mts. area being developed by [Promoter's Name] Subhakeshmi Engcon Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter: —

- (i) M/s/Shri/Smt. Shailesh Ranjan as L.S. / Architect;
 (ii) M/s /Shri / Smt. Shailesh Ranjan as Structural Consultant
 (iii) M/s /Shri / Smt. Sunil Kumar as Mechanical/Electrical/Plumbing Consultant (MEP)
 (iv) M/s /Shri / Smt. Manoj Kr. Singh as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number BRERAP51158-1/81/R-1191/2021 under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE-A

Building /Wing Number..... (To be prepared separately for each Building /Wing of the Project)

Sr.No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	100%
3	Number of Podiums	N/A
4	Stilt Floor	100%
5	Number of Slabs of Super Structure	100%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	50%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	20%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	80%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	60%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 obtain Occupation/ Completion Certificate.	40%

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-paths.	Yes	0%	
2	Water Supply	Yes	20%	
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	90%	
4	Storm Water Drains	NO	0%	
5	Landscaping & Tree Planting.	Yes	0%	
6	Street Lighting	NO	0%	
7	Community Buildings	NO	0%	
8	Treatment and disposal of sewage and sullage water	Yes	40%	
9	Solid Waste management & Disposal.	Yes	70%	
10	Water conservation, Rain water harvesting.	NO	0%	
11	Energy management	Yes	0%	
12	Fire protection and fire safety requirements	NO	0%	
13	Electrical meter room, sub-station, receiving station.	Yes	0%	
14	Others (Option to Add more).	X	X	

Yours Faithfully,

Shaleesh Ranjan

Signature &

Name..... SHAILESH RANJAN

(IN BLOCK LETTERS) of L.S/

Architect (Registration No./License No..... 05/EO/2015/NP DN

Er Shaleesh Ranjan

B Sc (Hons) Civil, M.T.E

Emp No.-05017010 NP DN

NP DN, Danapur

ANNEXURE-A

Quarterly Progress Report for quarter ending March/June/Sept/December of 2022 (Year)

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP51158-1 81/R-1191/2021	Name of Project/Phase of Registered Project	S.B. YADAV PALACE
Name of Promoter	SUBHLAKSHMI ENG/CON PVT. LTD.	Project Address	Bhagwati Nagar Main Road, Kumbhar, Kumbharbagh, Patna-26
Name of Co-promoter	— NO —		
Project Registration is valid up to	04/11/2023		
Starting date of Project or Phase of the Project	05/05/2021		
Type of Project or Phase of the Project	☒ 1. Residential ☐ 2. Commercial ☐ 3. Residential-cum-Commercial ☐ 4. Plotted project		
Period of validity of map by the Competent Authority	03.1.2024		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 2 4. Shop - 5. Bungalow - 6. Plot etc. -	911 sq ft	12	1. Booked/Allotted - 2 2. Sold - —

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:
	12	1. Booked/Allotted - 2 2. Sold - —

IV. Construction Progress of the Project

1. Building / Wing / Layout Number _____ (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)	100 %
2.	Basements (if any)	— N/A —

3.	Podiums (if any)	—
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	50%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	20%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	80%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	60%
11.	Installation of Lifts, 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 project as per specifications in Agreement of Sale.	40%
	Any other activities.	—No—

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 date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	0%	
2.	Water Supply	Yes	20%	

3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	90%	
4.	Storm Water Drains	NO	0%	
5.	Landscaping & Tree Planting	NO	0%	
6.	Street Lighting	NO	0%	
7.	Community Buildings	NO	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	40%	
9.	Solid Waste Management & Disposal	Yes	70%	
10.	Water Conservation / Rain Water Harvesting	NO	0%	
11.	Energy Management	NO	0%	
12.	Fire Protection and Fire Safety Requirements	N/A	N/A	
13.	Closed Parking	N/A	N/A	
14.	Open Parking	Yes	70%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO	0%	
16.	Others (Option to Add More)	X	X	

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars
1.	Front Elevation. ✓
2.	Rear Elevation ✓
3.	Side Elevation ✓

VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)

(1)	(2)	(3)
1.	Project Account No.	442122510000003 Bof C&P Br Booring Rd Patna.
2.	Estimated Cost of the Project including land cost at the start of the Quarter	Proj. Cost - 2.6 Crore Land Cost - 2.0 Crore
3.	Amount received during the Quarter	Rs 39,00,000/-
4.	Actual Cost Incurred during the Quarter	Rs 31,04,419/-
5.	Net amount at end of the Quarter	Rs 3,31,04,419/-
6.	Total expenditure on Project till date	Rs 1,72,59,703/-
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	NO -
2.	Agreement for Sale	one - 6.9.2022

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing 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 purposes this undertaking may serve.

Subhlakshmi Engicon Pvt. Ltd.

Ravi Ranjan Roy

Signature of Promoter Director

Name: RAVI RANJAN ROY

Date: 10/10/2022



Harshit Kartik & Co.
Chartered Accountants

4, Old Connaught Place, Near Natraj Cinema
Dehradun-248001 (U.K.)
Ph.: 0135-265634
Email: office@harshitkartik-ca.co

We confirm the above balances based on the information & explanation given to us and according to the information & explanation given to us.

**FOR HARSHIT KARTIK & CO
CHARTERED ACCOUNTANTS,**



Harshit

**(HARSHIT KUMAR GARG)
F.C.A. PARTNER**

PLACE: DEHRADUN

DATED: 08/10/2022

UDIN: 22432631AZBFLS4238



TO WHOMSOEVER IT MAY CONCERN

This is to confirm that M/s **M/s Subhlakshmi Engicon Private Limited** having their registered office at 604, 6th Floor, Jagat Trade Centre Fraser Road, Patna-800001, is engaged in construction business and has undertaken project under the name SB Yadav Palace situated at Plot No 403, Khata No 52, Mauza Kumhrar, Sultanganj District Patna.

The above project has been undertaken via Joint Development Agreement dated 14th March 2021 executed at District Registrar Office Patna, between M/s Subhlakshmi Engicon Private Limited and Smt Shakuntala Yadav & Shri Brijnandan Yadav.

As regarding details of expenses incurred from 01/07/2022 till 30/09/2022, we shall like to mention that the company has incurred total amount of Rs 31,04,419/- towards construction work under the above mentioned project breakup of which is as under:

S.No	Expense	Amount
1.	Development Expense	
	Architect Expense	13,000
	Cement And Steel Expense	2,47,094
	Stone Chips And Sand, Bricks	8,31,000
	Payment to Contractors	9,15,000
	Carpenter	10,000
	Sanitary Item	1,97,225
	Electrical Goods	66,500
	Tiles	5,30,000
	Lift	90,000
	Other Site Expenses	79,600
	Staff Salary	30,000
	Hardware & Paint Material	95,000
	Total Amount incurred	31,04,419/-

Further, the advances received by the company as booking amount from customers towards purchase of Flats form July 22 till September 22 is Rs 39,00,000 against Flat No 202 & 402.





S B YADAV PALACE
PMC Plan Case No - PMK/2019/04/2020
Rera Registration No - BPP/2019/108/1/10/2021





Mob- 9835053811, 6203419192
**INSTITUTE OF
COMMERCE**
XI XII B.Com
Head Office- BHOTHATHROAD
Brihama Sovitri Market, Opp. S.B.I, Patna -26