GSTIN: 10ABDSC8498K1ZV

SOSG ENGICON PVT. LTD.

Ref.....

Date...11.01.2023...

ANNEXURE-A

Quarterly Progress Report for quarter ending December of 2022.

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP92225-1/161/R-1267/2022	Name of Project/Phase of Registered Project	SAI CHANDRAWATI PALACE (NEW PROJECT)
Name of Promoter	SOSG ENGICON PVT. LTD.	Project Address	Near, Talao Par, Durga Mandir, Mahuabagh, Jagdeo Path, Patna.
Name of Co-promoter			
Project Registration is valid up to	10.12.2024		
Starting date of Project or Phase of the Project	15.11.2021		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	3 Years		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments - 28 NOS. Builder Share - 22 NOS. Landowner Share - 06 NOS. 1. Booked/ Allotted- - 11 NOS. 2. Sold - NIL
1	1. 2 BHK -	19 NOS.	11,840.00	28 NOS.	
	2. 3 BHK -	09 NOS.	7,614.00		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	11 NOS.
1	28 NOS.	2. Sold -	NIL

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DIRECTOR
13/1/23

13/1/23
M No-U3665

Gaurav P Kumar & Co. Chartered Accountants PATNA

IV. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C. / Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment				
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport				
5.	Other Approval (s), if any, required for the Project.				

V. Construction Progress of the Project

1. Plan Case No. P/DHANAUT-PRN-G+3/334/2021 (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)	100%
4.	Plinth	100%
5.	Stilt Floor	70%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	60%
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.	40%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsof environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	0%

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NNo- 436615

Gaurav P Kumar & Co. Chartered Accountants PATNA

VI. Amenities and Common Area and External Infrastructure Development Works)				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actualWork Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO	N/A	N/A
2.	Water Supply	NO	N/A	N/A
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	NO	N/A	N/A
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	0%	
9.	Solid Waste Management & Disposal	NO	0%	
10.	Water Conservation/Rain Water Harvesting	YES	0%	
11.	Energy Management	NO	N/A	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	40%	
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

VII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT.		
(A)	S. No.	Particulars
	1.	Front Elevation.
	2.	Rear Elevation
	3.	Side Elevation
(B)		Photograph of each floor

SOSG ENGICON PVT. LTD.

15/1/23

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13/1/23

NNo-436615

Gaurav P. Kumar & Co. Chartered Accountants PATNA

VIII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	1866102000005296
2.	Estimated Cost of the Project including land cost at the start of the Quarter	585.00 (IN LAKH)
3.	Amount received during the Quarter	1,20,88,162.31
4.	Actual Cost Incurred during the Quarter	1,05,00,398.67
5.	Net amount at end of the Quarter	12,28,680.67
6.	Total expenditure on Project **till date**	2,43,73,297.78
7.	Cumulative fund collected till the end of Quarter in question	2,66,93,954,98
8.	Cumulative expenditure done till the end of Quarter in question	2,43,73,297.78

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NO
2.	Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NOT YET
2.	Agreement for Sale	2

SOSG ENGICON PVT. LTD.

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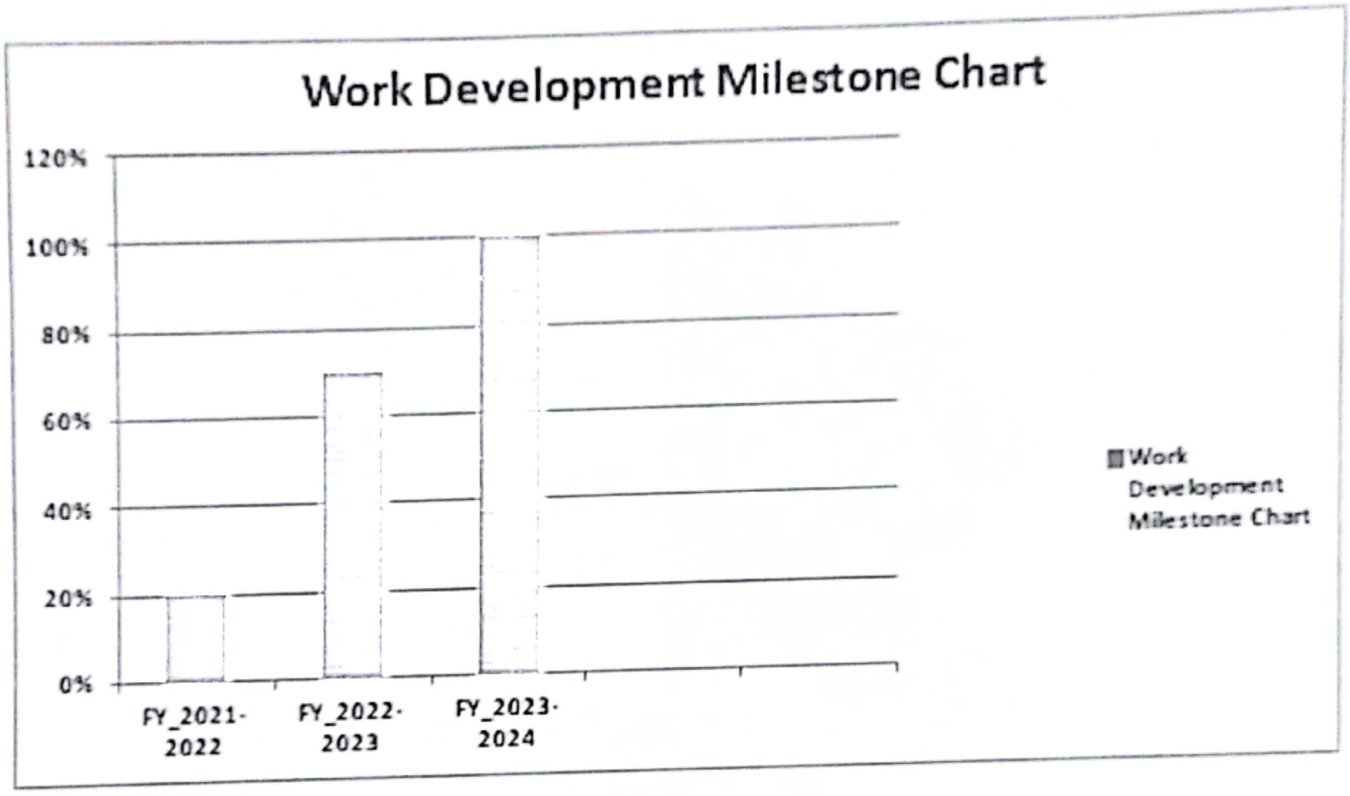
13/1/23

MNo-436613

Gaurav P Komar & Co. Chartered Accountants PATNA

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?



Project is in progress ahead as per time schedule.

The registration is valid for a period of 02 years 8 month commencing from 15.11.2021 and ending with 10.12.2024.

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.

SOSG ENGICON PVT. LTD.

13/1/23

DIRECTOR

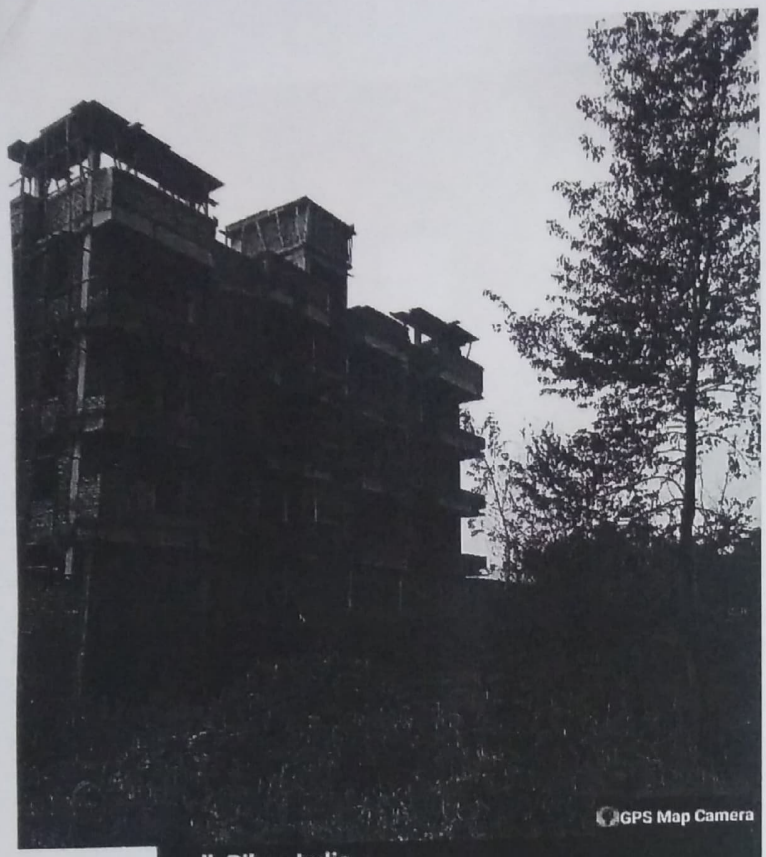
Signature of Promoter

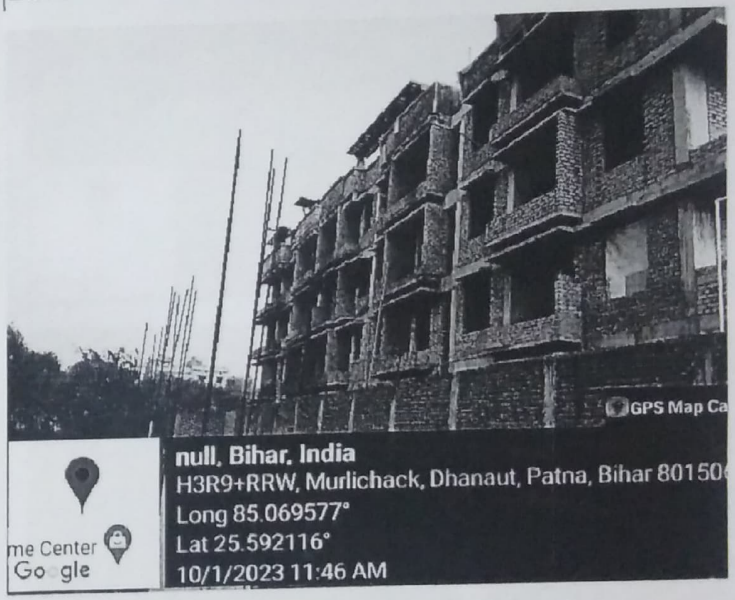
13/1/23

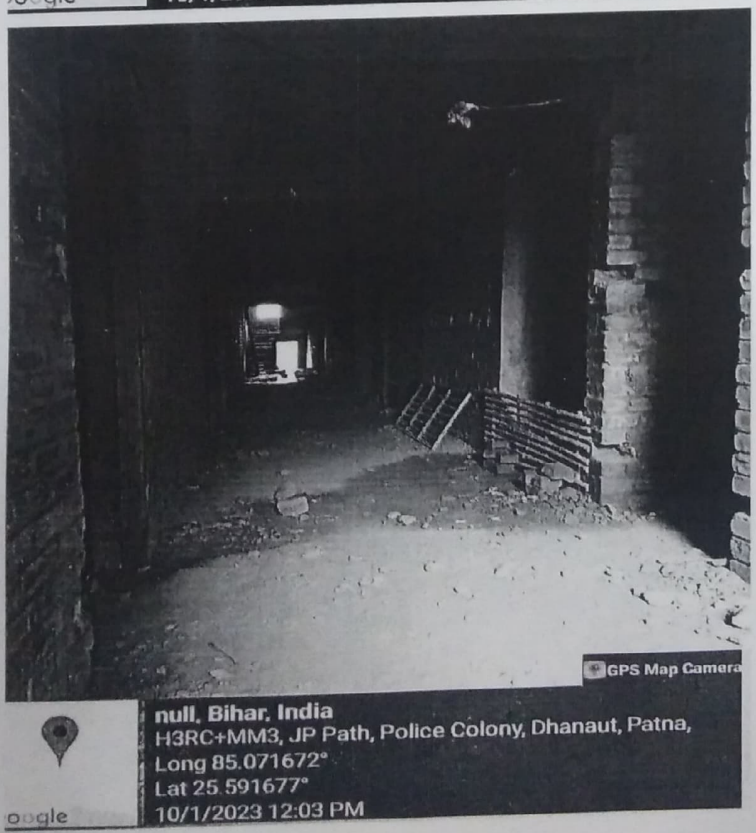
M.No - 436615

Name : Amitesh Arora

Date : 11.01.2023







SOSG ENGICON PVT. LTD.

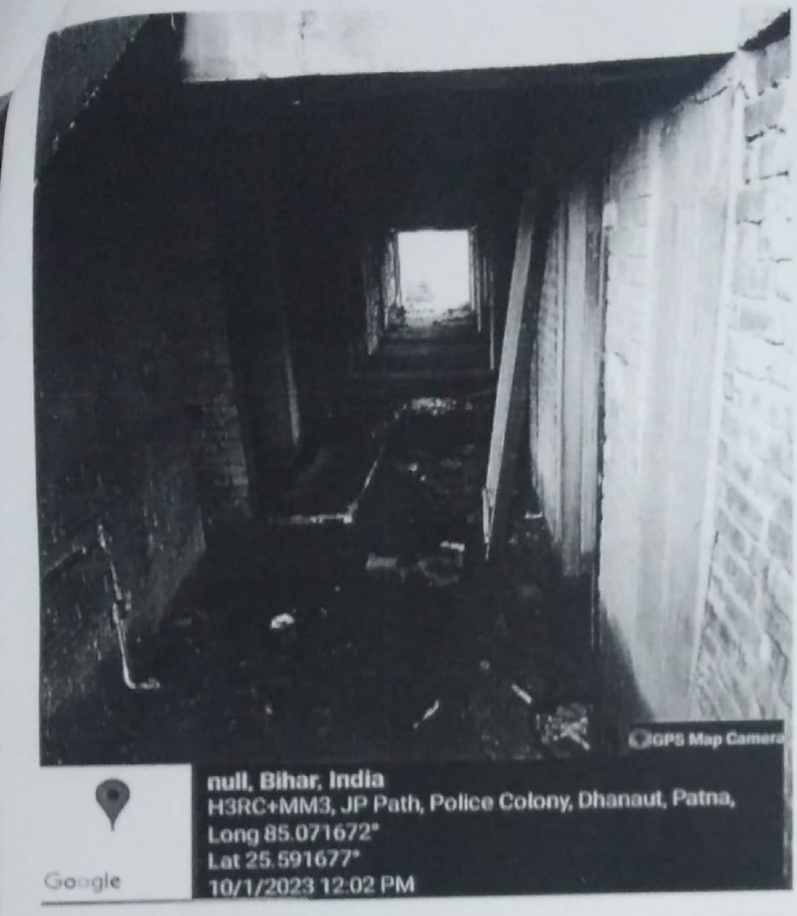
13/1/23

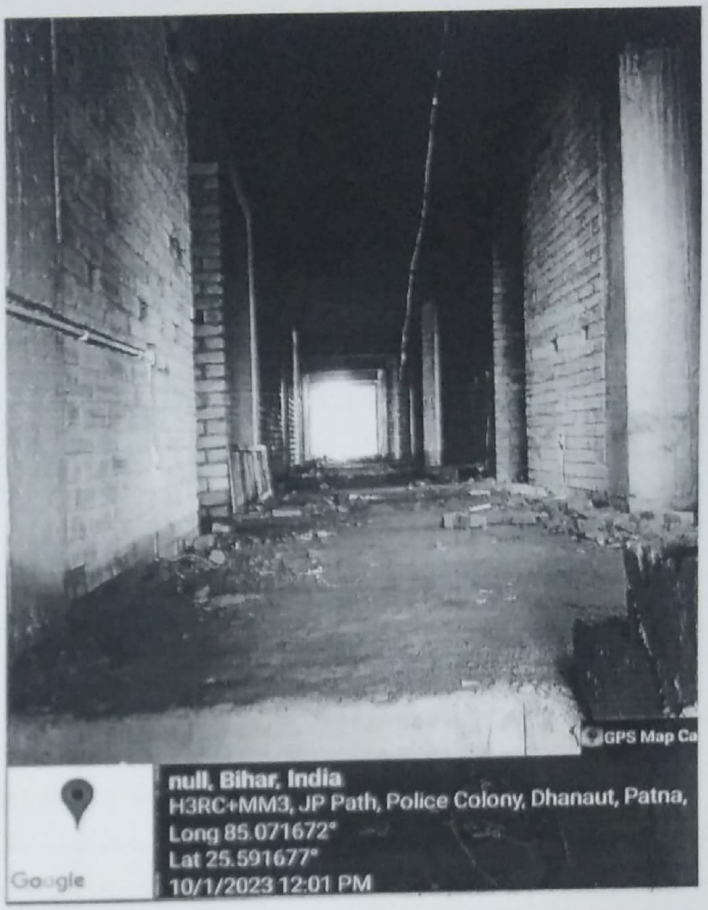
DIRECTOR

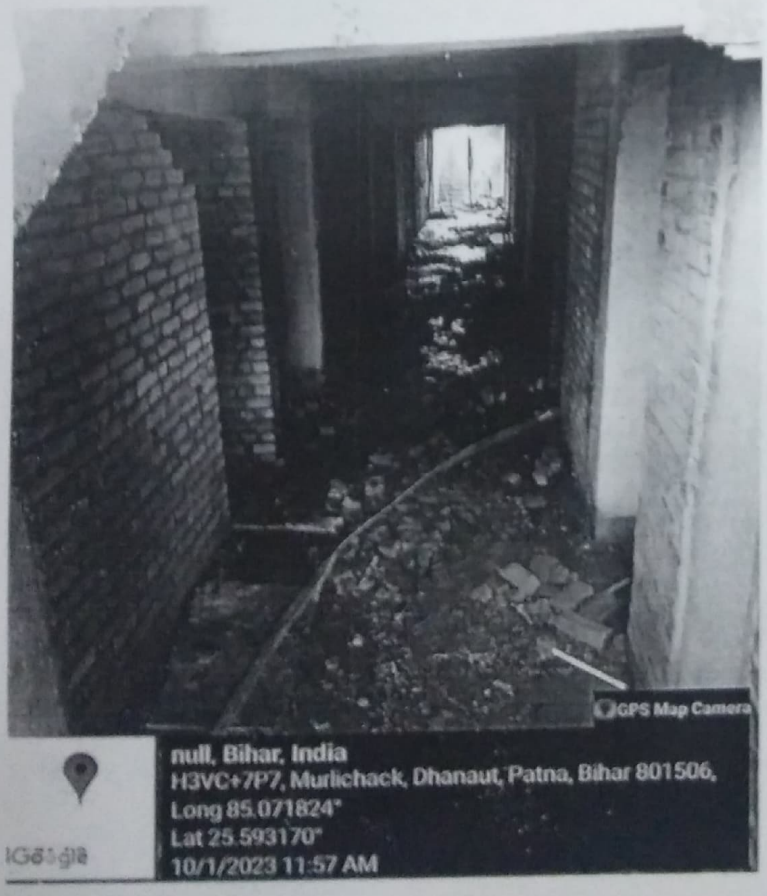
13/1/23

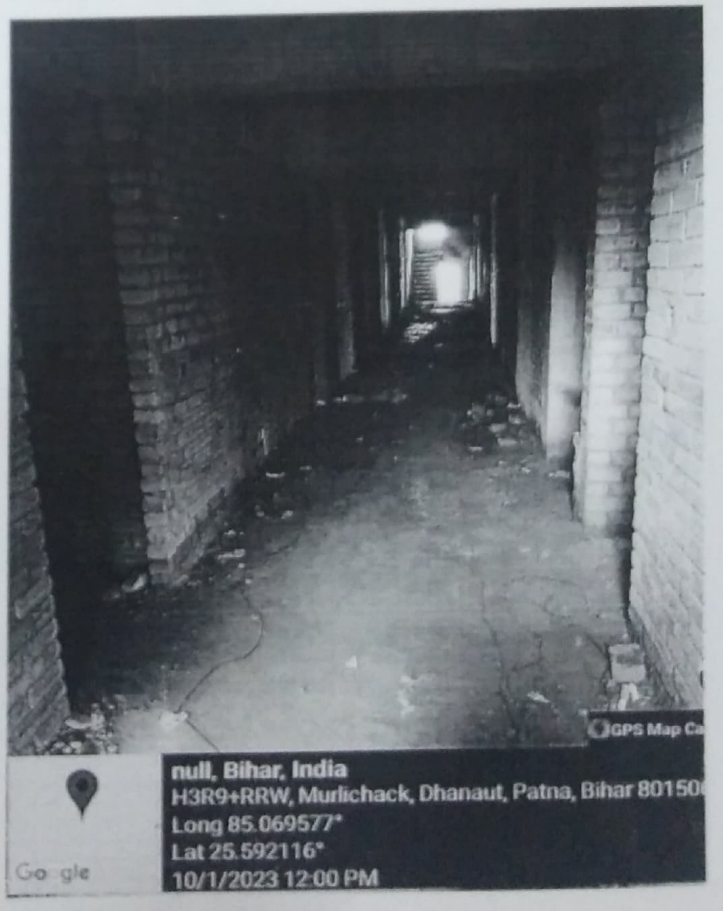
M No-406615

Gaurav P Kumar & Co. PATNA Chartered Accountants









SOSG ENGICON PVT. LTD.

13/1/23

DIRECTOR

13/1/23

NNo-426615

Gaurav P Kumar & Co. PATNA Chartered Accountants

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: 11.01.2023

To,
The M/s SOSG Engicon Pvt. Ltd.,
R. J. Sai Kurir, R. K. Puram, Khagaul –Danapur Road,
Saguna More, Patna-801503.

Subject: Certificate of Percentage of Work executed in the project

Having project, Sai Chandrawati Palace, No. of Building(s) 1 Wing(s) of the Phase-1, bearing the Bihar RERA registration No. BRERAP92225-1/161/R-1267/2022 and being developed on the plot bearing CS No.____Khata No. 256, 158, Survey Plot No.- 1489, 1490 demarcated by its boundaries (latitude and longitude of the end points) of the land 25.5924° N & 85.0711° E situated in Near Talao Par, Durga Mandir Mahuabagh, Jagdeo Path, Village- Mahuabagh, Block-Danapur, Division- Danapur, District- Patna, PIN - 801503. Admeasuring - 1356.18 sq.mts. area being developed by the promoter SOSG Engicon Pvt. Ltd.

Sir,
I, We Ar. Amit Kumar have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the Project, Sai Chandrawati Palace Building(s) 1 Wing(s) of the 1 Phase of the Project, Situated on the plot bearing C.S. No. ...../Survey Plot No. 1489, 1490 of Village- Mahuabagh, Block- Danapur, Division-Danapur, District- Patna, PIN- 801503 admeasuring 1356.18 sq.mts. area being developed by the promoter SOSG Engicon Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s /Shri/Smt. Amit Kumar as L.S. / Architect;
   (ii) M/s /Shri/Smt Brajesh Kumar as Structural Consultant
   (iii) M/s /Shri/Smt. Amit Kumar as Mechanical/Electrical/PlumbingConsultant (MEP)
   (iv) M/s/Shri/Smt. Er. Santosh Kumar as Site Supervisor

Based on site Inspection, with respect to reach 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 BRERAP92225-1/161/R-1267/2022 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 1 (to be prepared separately for each Building/Wing of the Project)

I. Construction Progress of the Project		
1. Plan Case No. P/DHANAUT-PRN-G+3/334/2021 (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)	100%
4.	Plinth	100%
5.	Stilt Floor	70%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats/Premises.	60%
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.	40%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsof environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	0%

TABLE-B

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

II. Amenities and Common Area and External Infrastructure Development Works)				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actualWork Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO	N/A	N/A
2.	Water Supply	NO	N/A	N/A
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	NO	N/A	N/A
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	0%	
9.	Solid Waste Management & Disposal	NO	0%	
10.	Water Conservation/Rain Water Harvesting	YES	0%	
11.	Energy Management	NO	N/A	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	40%	
14.	Open Parking	NO	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

Yours Faithfully,

AMIT KUMAR
ARCHITECT
EMPL NO -AR/08/15
PATNA NAGAR NIGAM
Ae/08/15

Signature & Name (IN BLOCK LETTERS) of L.P.A. with Date

(Registration No./license No .....)