GSTIN: 10ABDSC8498K1ZV

SOSG ENGICON PVT. LTD.

Ref.....

Date 14/10/2024

Quarterly Progress Report for quarter ending September of 2024.

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN No: U45201BR2020PTC046535	Name of Firm	SOSG ENGICON PVT. LTD.
Firm Address:	C/o- Biva Rani, W/o- Amitabh Kr Arun, Flat No. - 501, R J Sai Kutir, R K Puram, Danapur, Patna, Bihar, India, 801503		
Total Experience of promoter in Real Estate sector	10 + Years of Experience in Real Estate Sector		
Total Experience in Real Estate After Implementation of RERA	7 Years		
No of Project done Before Implementation of RERA	1. Residential	3 Nos.	
No of Project done After Implementation of RERA	1. Residential 2. Residential-cum Commercial	2 Nos. 1 No.	

II. 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		

SOSG ENGICON PVT. LTD.
DIRECTOR

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ARCHITECT
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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's Share - 22 NOS. 1. Booked/Allotted - 17 Nos. 2. Sold - 0.00	Total Number of Apartments in Landowner's Share - 06 NOS. 1. Booked/Allotted – N/A 2. Sold -
1	1. 2 BHK - 2. 3 BHK -	19 NOS. 09 NOS.	11,840.00 7,614.00	28 NOS.	Percentage of Booking - 77%	Percentage of Booking - N/A

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	17 NOS.
1	28 NOS.	1. Booked/Allotted -	
		2. Sold -	NIL

V. 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.				

VI. 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)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	Completed
2.	Basements (if any)	N/A	N/A
3.	Podiums (if any)	100%	Completed
4.	Plinth	100%	Completed

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5.	Stilt Floor	100%	31.07.2024
6.	Slabs of Super Structure	100%	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats/Premises.	100%	Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	100%	31.08.2024
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90%	30.10.2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	30.09.2024
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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	100%	30.09.2024

VII. 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)	Expected Completion date in (dd/mm/yyyy) Format
(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	100%	31.08.2024
4.	Storm Water Drains	YES	100%	31.08.2024
5.	Landscaping & Tree Planting	NO	N/A	N/A
6.	Street Lighting	YES	80%	30.10.2024
7.	Community Buildings	NO	N/A	N/A
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	N/A

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9.	Solid Waste Management & Disposal	NO	N/A	N/A
10.	Water Conservation/Rain Water Harvesting	YES	100%	30.09.2024
11.	Energy Management	NO	N/A	N/A
12.	Fire Protection and Fire Safety Requirements	YES	85%	30.10.2024
13.	Closed Parking	YES	100%	30.09.2024
14.	Open Parking	NO	N/A	N/A
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	70%	30.10.2024
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENT AGEOF ACTUAL WORK DONE (As On date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & Sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

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

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X. 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 Project	585.00 (IN LAKH)
3.	Estimated Development Cost the Project at the start of the Project. (Excluding Land Cost)	343.00 (IN LAKH)
4.	Any Variation in Development Cost which is declared at the start of the Project.	150 (IN LAKH)
5.	Amount received during the Quarter	71,24,430.27
6.	Actual Cost Incurred during the Quarter	68,09,654.79
7.	Net amount at end of the Quarter	1,25,265.75
8.	Total expenditure on Project **till date**	6,12,42,918.72
9.	Cumulative fund collected till the end of Quarter in question	6,80,26,817.88
10.	Cumulative expenditure done till the end of Quarter in question	6,12,42,918.72

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
Not Yet

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo – Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases / PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	1
2.	Agreement for Sale	0

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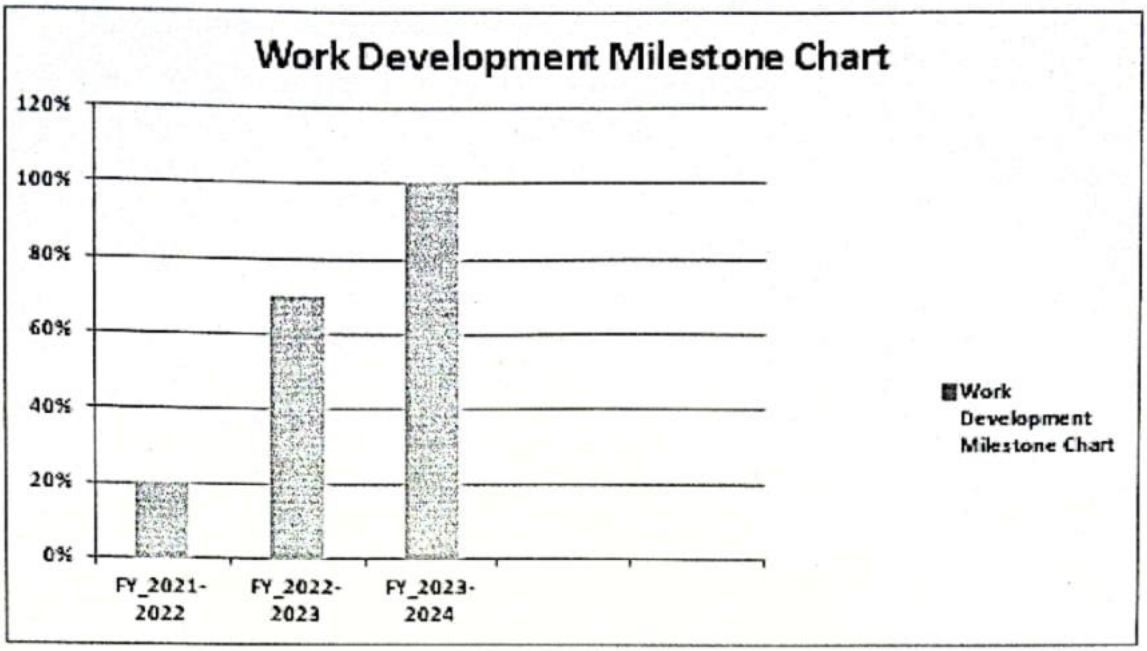
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XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

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.

DIRECTOR

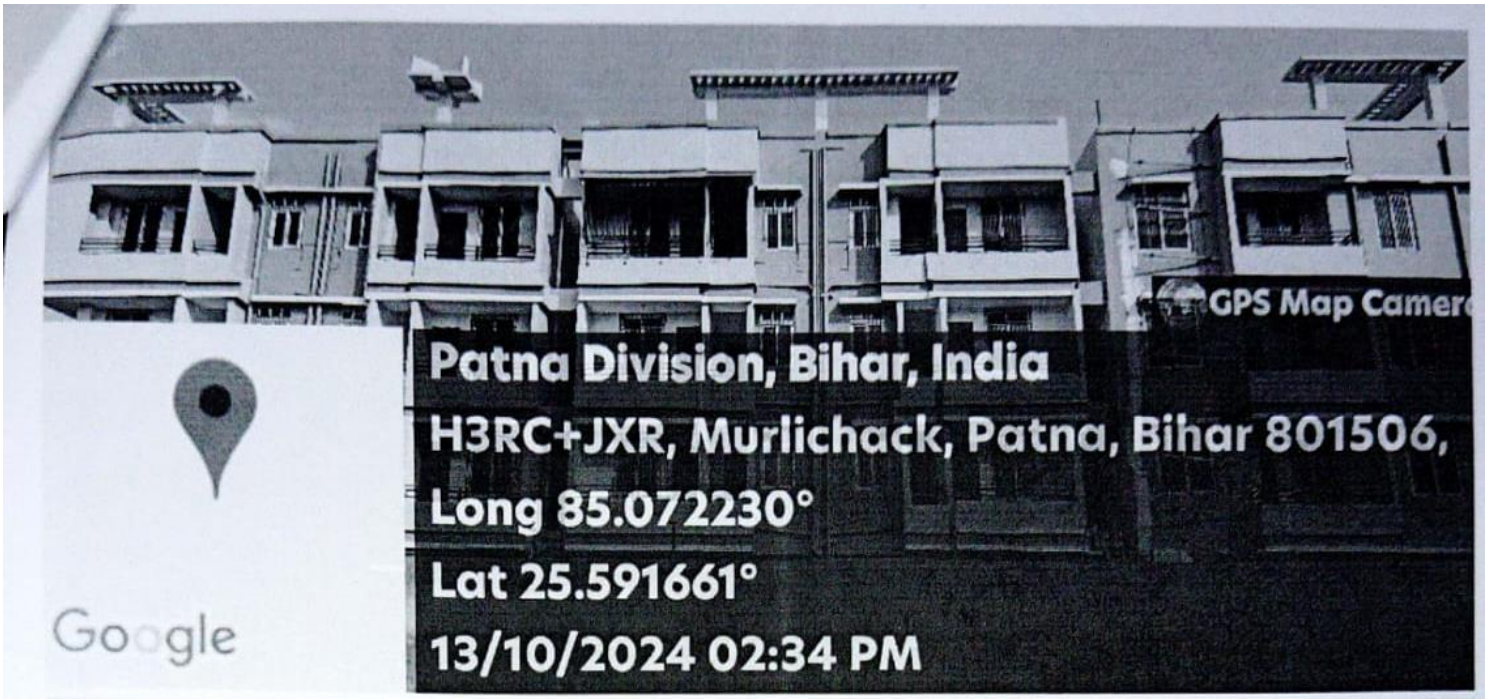
Signature of Promoter

Name : Amitesh Arun

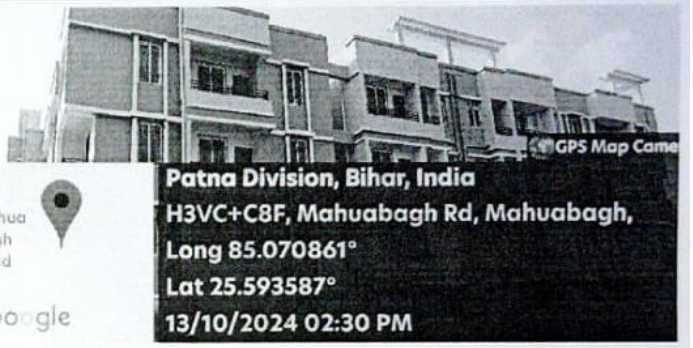
Date : 14.10.2024

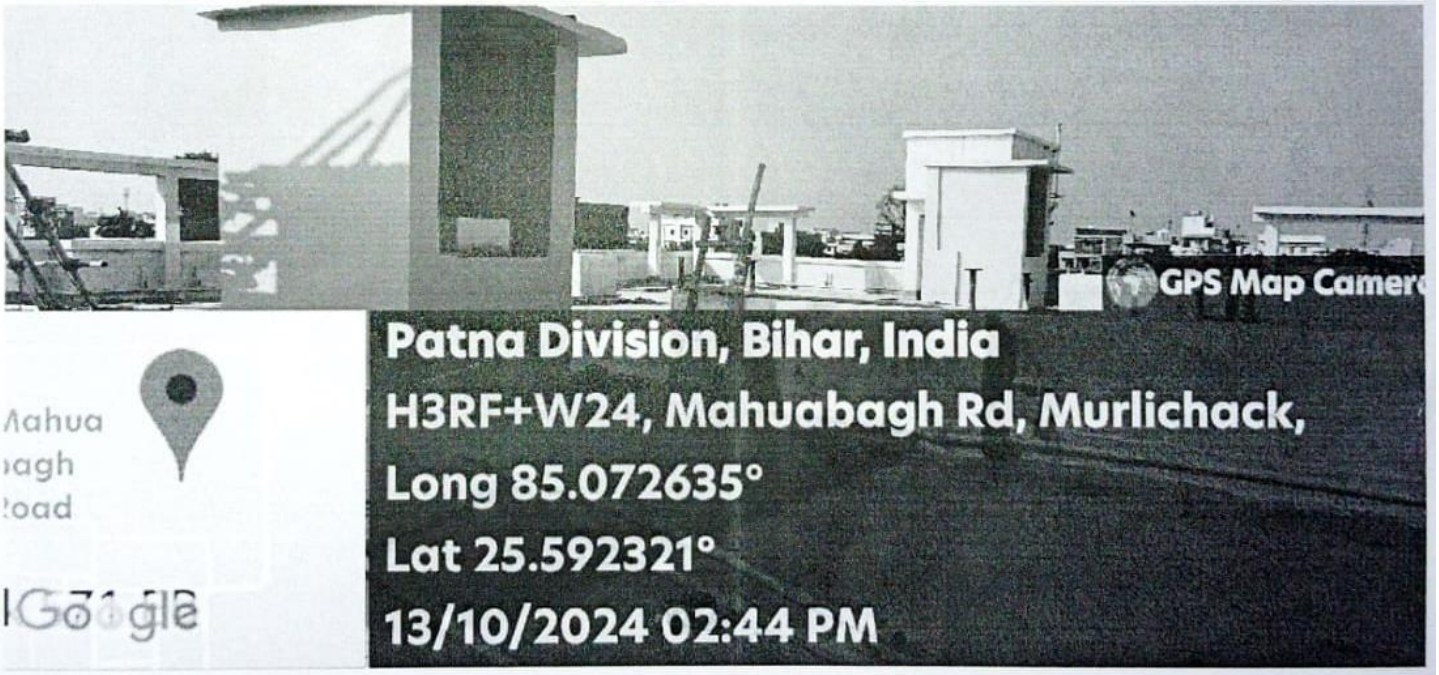
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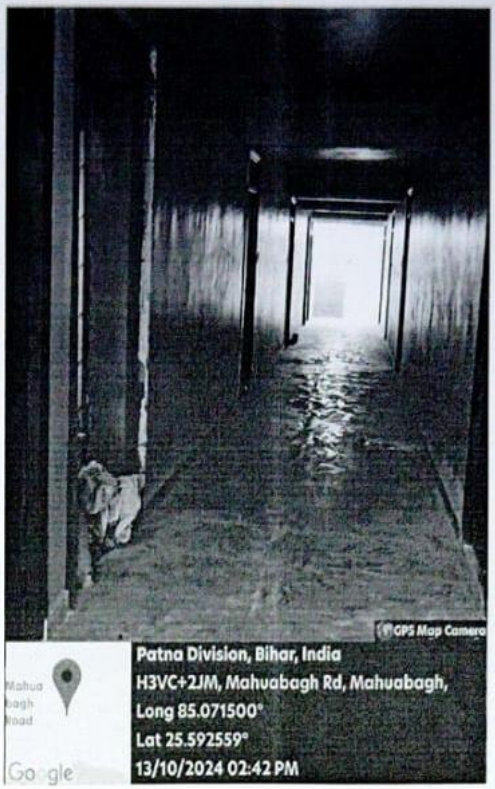
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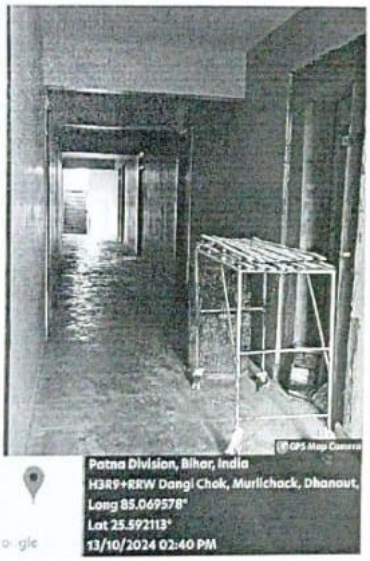
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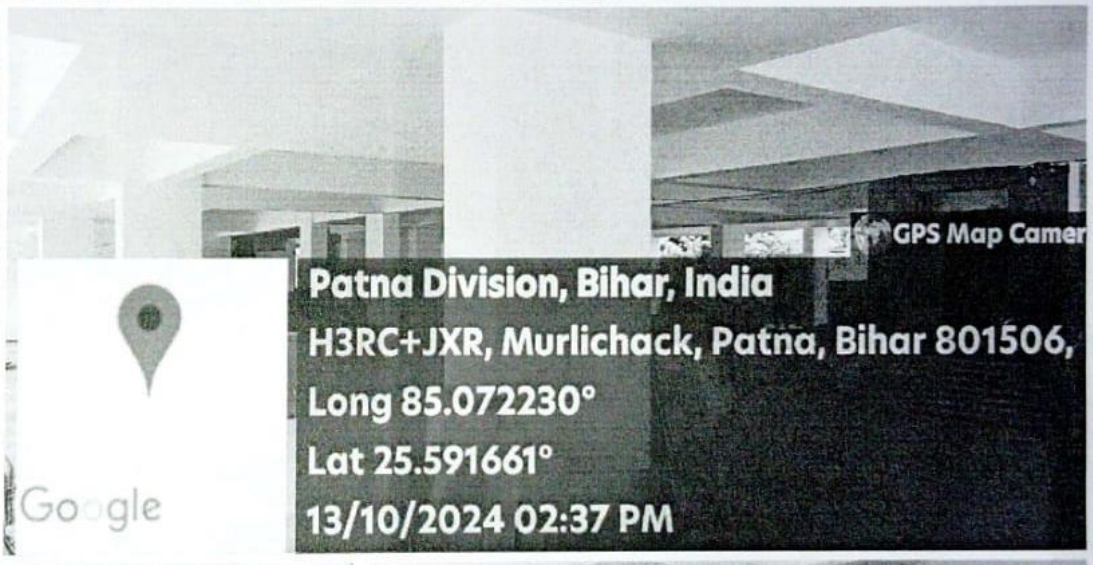
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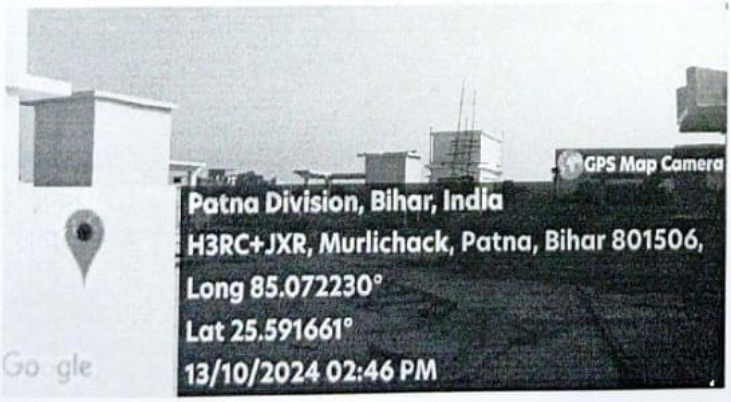


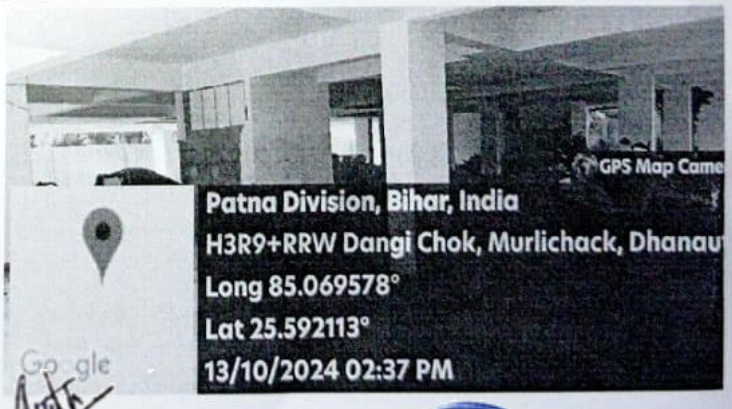












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FORM NO. 1
[See Regulation 3]

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

Date: 14/10/2024

To,
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.

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Table A

Building / Wing Number 1 (to be prepared separately for each Building/Wing of the Project)

1. 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	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows withinFlats/Premises.	100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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.	100%

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TABLE-B

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

2. 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)	Expected Completion date in (dd/mm/yyyy) Format
(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	100%	31.08.2024
4.	Storm Water Drains	YES	100%	31.08.2024
5.	Landscaping & Tree Planting	NO	N/A	N/A
6.	Street Lighting	YES	80%	31.10.2024
7.	Community Buildings	NO	N/A	N/A
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	N/A
9.	Solid Waste Management & Disposal	NO	N/A	N/A
10.	Water Conservation/Rain Water Harvesting	YES	100%	30.09.2024
11.	Energy Management	NO	N/A	N/A
12.	Fire Protection and Fire Safety Requirements	YES	85%	31.10.2024
13.	Closed Parking	YES	100%	30.09.2024
14.	Open Parking	NO	N/A	N/A
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	70%	31.10.2024
16.	Others (Option to Add More)			

Yours Faithfully,

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

Signature & Name (IN BLOCK LETTERS) of L.S./Architect

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