

FORM-7[REGULATION-9]

Quarterly progress report for quarter ending MAR-2025.

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	DEED NO.-504 GSTIN-10ACQFS1896J1Z0	Name of Firm	SANKALP CONSTRUCTION
Firm Address:	Ground Floor, Das Kutir, East Lohanipur, Kadamkuan, Patna-800003.		
Total Experience of promoter in Real Estate sector	Experience of promoter in Real Estate Sector Since 25/07/2014.		
Total Experience in Real Estate After Implementation of RERA	Since RERA establish in Bihar		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	NIL NIL NIL NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	1 (One) NIL NIL NIL	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00567-1/172 R-1294 2022	Name of Project/Phase of Registered Project	Das Emclave
Name of Promoter	Sankalp Construction	Project Address	Das kutir, East Lohanipur, Kadamkuan, Patna
Name of Co-promoter	NIL	-	-
Project Registration is valid upto	30/11/2025	-	-
Starting date of Project/Phase Of the Project	Dec-2021		
Type of Project/Phase of the Project	1 Residential 2. Commercial 3 Residential-cum-Commercial 4. Plotted project	Residential	
Period of validity of map by the Competent Authority	-	-

For
SANKALP CONSTRUCTION
PARTNER

ER. PANKAJ KR. KARN
(EMPANELLED ENGINEER)
EMP. No.-BR/UDHD/CE/23-0012
UDHD, Bihar

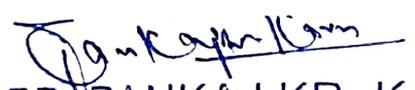
III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS						
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments (Builder's Share) 9+13=25	Total Number of Apartments in Promoter's share-	Total Number of Apartments in Landowner's share-
					1. Booked /Allotted- Up to Last - 25 Add During the Qtr- Nil Total = 25	3. Booked/ Allotted- Nil Sold - Nil
	1. 1BHK	1	711			
	2. 2BHK,-	8	6238			
	3. 3BHK	16	16751			
	4. Shop					
	5. Bungalow					
	6. Plot etc.					
				Percentage of booking- 100%	Percentage of booking- Nil	

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 25
1	48	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	N/A	-	-	-
2.	Fire N.O.C.	State fire officer cum Director, Bihar - Patna	28/09/20	24/12/2020	2072
3.	Water Supply Permission	N/A	-	-	-
4.	NOC from Airport Authority of India	N/A	-	-	-
5.	Other Approval(s) if any, required for the Project.				

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VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be added 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%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	No	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	Up to 5th floor 80% Area Completed	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	Up to 5th floor 80% Area Brick work & Plaster Completed Up to 4th floor flooring area completed Up to 4th floor Area doors Completed	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Work Start	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Over Head tank work Completed	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Work Started	
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	One Water Pump Completed	

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PRANJAY KARN
(REGISTERED ENGINEER)
EMP. No. - BR/UDHD/CE/23-0012
UDHD, Bihar



requirements as may be required to complete project as per Specifications in Agreement of Sale.		
Any other activities.		

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	Yes	Set back field Completed	-
2.	Water Supply	Yes	80% Work Done	-
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	Work started	-
4.	Storm Water Drains	Yes	Work started	-
5.	Landscaping & Tree Planting	Yes	Work started	-
6.	Street Lighting	Yes	Not Done	-
7.	Community Buildings	No	No	-
8.	Treatment and Disposal of Sewage and Sullage Water	-	-	-
9.	Solid Waste Management & Disposal	No	Not Done	-
10.	Water Conservation/Rain Water Harvesting	Yes	Work started	-
11.	Energy Management	Yes	Not Done	-

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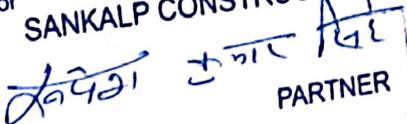
 PARTNER


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 (REGISTERED ENGINEER)
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 UDHD, Bihar

12.	Fire Protection and Fire Safety Requirements	Yes	Not Done	-
13.	Closed Parking	Yes	Not Done	-
14.	Open Parking	No	No	-
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	Meter Room Work Start	-
16.	Others (Option to Add More)	-	-	-

VIII. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As On date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	Yes	Set back filing Completed	-
2.	Water Supply	Yes	80% Work Done	-
3.	Sewerage Chambers Septic Tank	Yes	Work Started	-
4.	Drains	Yes	Work Started	-
5.	Parks, Land Scaping and Tree Planting	Yes	Not Done	-
6.	Street Lighting	Yes	Not Done	-
7.	Disposal of sewage & sullage water	Yes	Not Done	-
8.	Water conservation/Rain Water Harvesting	Yes	Work Started	-
9.	Energy Management	Yes	Not Done	-

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IX. GEOTAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT			
(A)	Sr.No.		
	1.	Front Elevation	✓
	2.	Rear Elevation	✓
	3.	Side Elevation	✓
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT		
S.No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	CENTRAL BANK OF INDIA. A/C NO.-5129020731
2.	Estimated Cost of the Project including land cost at the start of the Project	Development cost 1156.00 Lakh, Firm land cost 45.92 Lakh, Land owner cost 1501.08 Lakh
3.	Estimated Development Cost of the Project at the Start of the Project. (Excluding Land Cost)	Development cost 1156.00 Lakh
4.	Any Variation in Development Cost which is declared at the start of the Project.	NA
5.	Amount received during the Quarter (Including Own Fund)	5575000.00
6.	Actual Cost Incurred during the Quarter (Money Spent)	7384525.00
7.	Net amount at end of the Quarter	643558.00
8.	Total expenditure on Project till date	116634222.00
9.	Cumulative fund collected till the end of Quarter in Question (Including Own Fund)	11727779.00
10.	Cumulative expenditure done till the end of Quarter in question	116634222.00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	

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XII. MISCELLANEOUS	
A	List of legal cases (if any) – On Project/Promoter
1.	Case No. (a) Partition Suit 86/22, Rita Biswas Vs Shekhar Das (Disposed) Dated 22.11.2023. (b) C.Mis Honable High Cort Patna 982/23 (Disposed) Dated 13.11.2023 (c) Rera Complain Case No. 118/23 (d) CWJC Honable High Cort Patna / 8398 / 2024, Case Disposed (e) L.P.A – 1045/2024
2.	Name of Parties
3.	No. of Execution Cases against this project Case No. Name of Parties
4.	No. of Suo-Moto cases against this project Case No. Name of Parties
5.	No. of Certificate cases / PDR cases against this project Case No. Name of Parties
B	Sale/Agreement for Sale during the Quarter
1.	Sale Deed Nil
2.	Agreement for Sale Total Agreement for Sale - 11
3.	No. of possessions given to allottees
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART	
Weather the project in progress is as per time schedule or lagging behind?	

Undertaking:

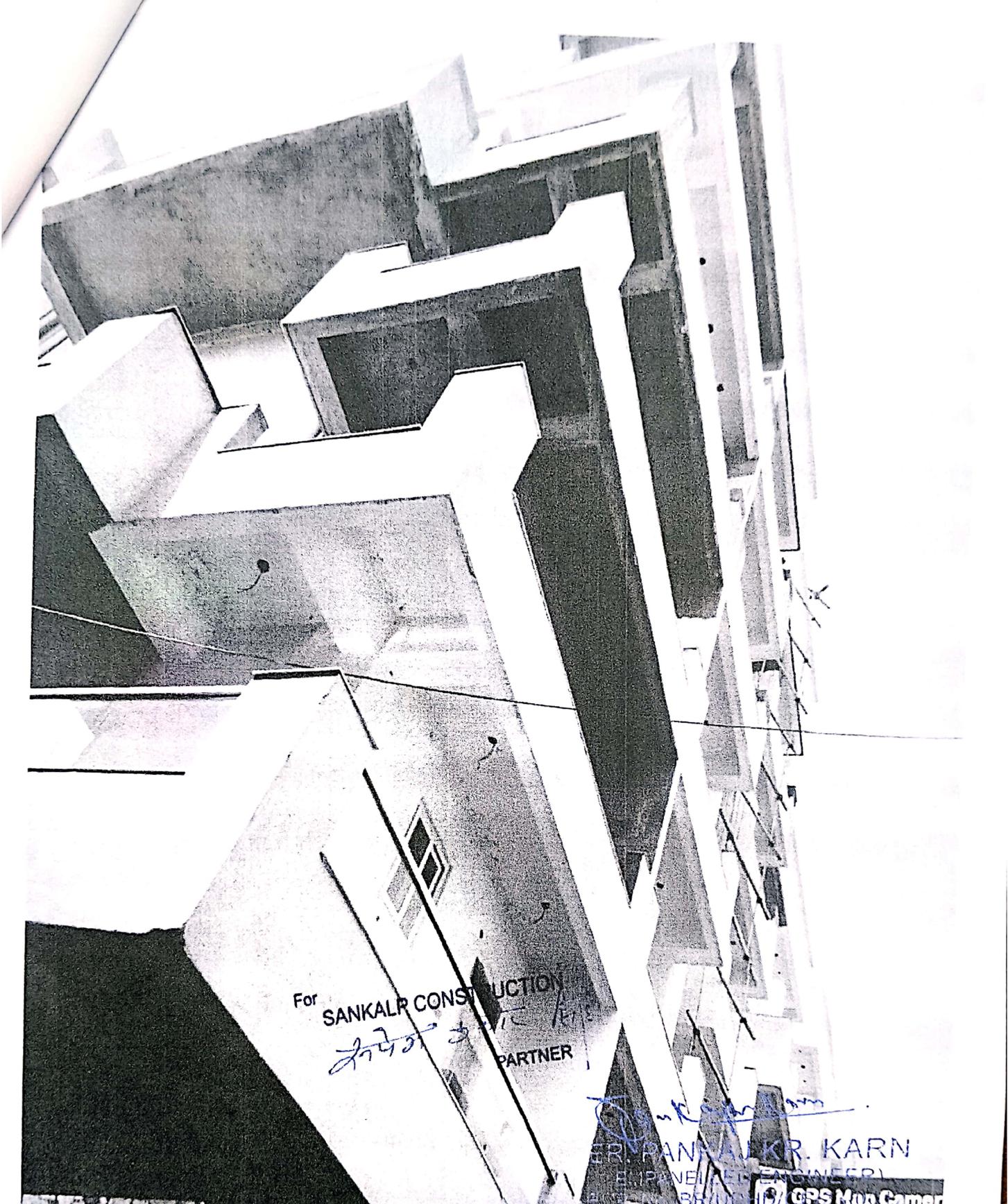
I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes

For

SANKALP CONSTRUCTION
 PARTNER


ER. PANKAJ KR. KARN
 EMPANELLED ENGINEER)
 EMP. No.-BR/UDHD/CE/23-0012
 UDHD, Bihar

Signature of Promoter
 Name: RUPESH KUMAR SINGH
 PARTNER
 Date: 09/04/2025.



For SANKALP CONSTRUCTION
[Signature]
PARTNER

ER. PANKAJ KR. KARN
EMPANELLED ENGINEER
BHOJIPUR, BIHAR
GPS Map Camera

Patna, Bihar, India

J544+fc6, East Lohanipur, Lohanipur, Patna, Bihar
800003, India

Lat 25.606076° Long 85.15622°

11/04/2025 10:19 AM GMT +05:30

Google



For SANKALP CONSTRUCTION

Handwritten signature
PARTNER

Handwritten signature
MR. PANKAJ KR. KARN
(REGISTERED ENGINEER)
NO. 23/0012
B.T. DHD, Bihar

GPS Map Camera

Patna, Bihar, India

J544+9gh, Bhusan Ln, East Lohanipur, Lohanipur,
Patna, Bihar 800003, India

Lat 25.605926° Long 85.156106°

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For
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[Signature]
PARTNER

[Signature]
PANKAJ KR. KARN
(REGISTERED ENGINEER)
REG. NO. - BR/UDHD/CE/23-0012
UDHD, Bihar

GPS Map Camera

Patna, Bihar, India

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