

**SASD & CO.**  
Chartered Accountants

**CA Madhurendra Kumar**  
Partner

**FORM No.-4**  
**Regulation 6 (1)**

To,  
Sankalp Construction  
Das Kutir, East Lohanipur,  
Kadamkuan,  
Patna-800003 (Bihar)

Subject:- Report on Statement of Accounts on project fund utilization and withdrawal by Sankalp Construction . (Project- Das Enclave) for the period from 1<sup>st</sup> April, 2022 to 31<sup>st</sup> March, 2023 with respect to Bihar.(RERA Registration No.:BRERAP00567-1/172/R-1294/2022)

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Bihar Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
2. We have obtained all necessary information and explanation from the firm, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.
3. We hereby confirm that we have examined the prescribed registers, books and documents and the relevant records of Sankalp Construction for the period ended **31<sup>st</sup> March, 2023** and hereby certify that:
  - I. M/s Sankalp Construction has completed 50% of the project titled Das Enclave, Bihar RERA Reg. No.-BRERAP00567-1/172/R-1294/2022 located at Plot no. 243,246,247,242, Khata no.-56,24,89, Thana No.-05, Mauza-Prithvipur, Patna, Bihar.
  - II. Amount collected during the year for this project is Rs. 31976411/-(**Three Crore Nineteen Lacs Seventy Six Thousand Four Hundred Eleven only**) and amounts collected till date is Rs.-31976411/--(**Three Crore Nineteen Lacs Seventy Six Thousand Four Hundred Eleven only**)
  - III. Amount withdrawn during the year for this project is Rs. 34495569 (**Three Crore Forty Four Lacs Ninety Five Thousand Five Hundred Sixty Nine Only**) including own fund and amount incurred till date is Rs. 59267478/-(**Five Crore Ninety Two Lacs Sixty Seven Thousand Four Hundred Seventy Eight only**)



For  
**Sankalp Construction**  
**अशोक कुमार सिंह**  
Partner

**SASD & CO.**  
Chartered Accountants

**CA Madhurendra Kumar**  
Partner

- IV. We certify that Sankalp Construction has utilized the amounts collected for the projects Das Enclave, only for that projects and the withdrawal from the common bank accounts of the said project has been in accordance with the proportion to the percentage of completion of the project.

For, SASD & Co  
Chartered Accountants  
Firm Registration No.: 325049E



*Madhurendra*

**CA. Madhurendra Kumar**

Partner

Membership No.: 532417

UDIN: 23532417BGSOPN4264

Date: 25/09/2023

Place: Patna

Address: - Flat No. 104, Rajeshwar Apartment,  
Gola Road, Danapur Patna- 801503.

Mobile No: 9810553746,

Email ID: ca.madhurendra@gmail.com

For  
*Sankalp Construction*

*अपेक्षा कल्प अर्द्ध*  
Partner



FORM-7  
REGULATION-9]

Quarterly progress report for quarter ending Sept-2023

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00567-1/172/R-1294/2022	Name of Project /Phase of Registered Project	Das Enclave
Name of Promoter	Sankalp Construction	Project Address	Das kutir , East Lohanipur, Kada mkuan, Patna .
Name of Co-promoter	-	-	-
Project Registration is valid upto	30/11/2025	-	-
Starting date of Project or Phase of the Project	Dec-2021	-	-
Type of Project or Phase of the Project	Residential	Residential	-
Period of validity of map by the Competent Authority	-	-	-

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. Booked/ Allotted- 2. Sold - 17
	1. 1BHK	-	-		
	2. 2BHK	-	6		
	3. 3BHK	-	11		
	4. Shop	-	-		
	5. Bungalow	-	-		
	6. Plot etc.	-	-		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	18
	48	2. Sold	-

For  
Sankalp Construction  
27/09/2023

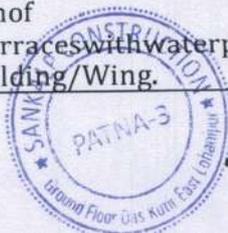
Partner



Er. Pankaj Kr. Karn  
(Engineer)  
FMP No.-ER/10/2018  
MUNICIPAL CORPORATION

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	Issued 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.	N/A	-	-	-

V. CONSTRUCTION PROGRESS OF THE PROJECT		
1. Plan Case No. P-/PRITHVIPUR-PRN-1B+G+5/246/2020 (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)
1.	Excavation (if any)	100%
2.	Basements (if any)	70%
3.	Podiums (if any)	No
4.	Plinth	80% W.D
5.	Stilt Floor	80% Completed
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 4 <sup>th</sup> floor Area Brick work Completed Up to 4 <sup>th</sup> floor 80% Area internal plaster 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 Under ground Water Tanks.	Over Head tank work Start
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	Work Started



For  
Sankalp Construction  
साकल्प कनि कर्ष  
Partner

Er. Pankaj Kr. Karn  
(Engineer)  
EMP No.-ER/10/2018  
PATNA MUNICIPAL CORPORATION

11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZNOC, 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 Specification in Agreement of Sale.  Any other activities.	One Water Pump Completed
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**VI. 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	Not Done	-
2.	Water Supply	Yes	Not Done	-
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	Not Done	-
4.	Storm Water Drains	Yes	Not Done	-
5.	Landscaping & Tree Planting	Yes	Not Done	-
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	Yes	Not Done	-
10.	Water Conservation / Rain Water Harvesting	Yes	Not Done	-
11.	Energy Management	Yes	Not Done	-
12.	Fire Protection and Fire Safety Requirements	Yes	Not Done	-

For  
Sankalp Construction



कंपनी का नाम

Er. Pankaj Kr. Karn  
(Engineer)

EMP No.-ER/10/2018  
PATNA MUNICIPAL CORPORATION

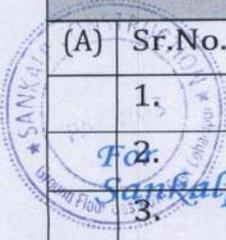
13.	Closed Parking	Yes	Not Done	-
14.	Open Parking	No	No	-
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	Not Done	-
16.	Others (Option to Add More)	-	-	-

**VI A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT**

		PROPOSED YES/ NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Details
1.	Internal Roads and footpaths	Yes	Not Done	-
2.	Water Supply	Yes	Not Done	-
3.	Sewerage Chambers Septic Tank	Yes	Not Done	-
4.	Drains	Yes	Not Done	-
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	Not Done	-
9.	Energy Management	Yes	Not Done	-

**VII. GEOTAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT**

(A)	Sr. No.		
	1.	Front Elevation	✓
	2.	Rear Elevation	✓
	3.	Side Elevation	✓



*Handwritten signature and name in blue ink.*

**Mr. Pankaj Kr. Karn**  
(Engineer)

EMP No.-ER/10/2018  
PATNA MUNICIPAL CORPORATION

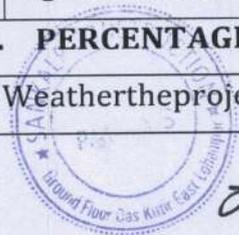
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(B)	Photograph of each floor	
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VIII. FINANCIAL PROGRESS OF THE PROJECT		
S.No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	CENTRAL BANK OF INDIA. A/C No. 5129020731
2.	Estimated 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.	Amount received during the Quarter (OWN FUND)	5975000.00
4.	Actual Cost Incurred during the Quarter (Money Spent)	6844246.00
5.	Net amount at end of the Quarter	231090.00
6.	Total expenditure on Project till date	80073554.00
7.	Cumulative fund collected till the end of Quarter in question (Including Own Fund)	80304644.00
8.	Cumulative expenditure done till the end of Quarter in question	80073554.00

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	

X. MISCELLANEOUS	
<b>A</b>	List of Legal Cases (if any)
1.	Case No.
2.	Name of Parties
<b>B</b>	Sale/Agreement for Sale during the Quarter
1.	Sale Deed
2.	Agreement for Sale
<b>XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART</b>	
Weather the project in progress is as per time schedule or lagging behind?	



For  
Sankalp Construction  
पंकज कर्ण  
Partner

Er. Pankaj Kr. Karn  
(Engineer)  
EMP No.-ER/10/2018  
PATNA MUNICIPAL CORPORATION

**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 herefrom. 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.

For  
Sankalp Construction  
*Signature of Promoter*

Signature of Promoter

Name: Sankalp Construction

Date: 10.10.2023.



*Signature of Er. Pankaj Kr. Karn*  
Er. Pankaj Kr. Karn  
(Eminent Floor)  
EMP No.-ER/10/2018  
PATNA MUNICIPAL CORPORATION

or  
ankalp Construc

अथवा अंकल्प



Er. Pankaj Kr. Karn  
(Engineer)

Reg. No. - ER/10/2018  
CORPORATION

 **GPS Map Camera**

**Patna, Bihar, India**

J544+FC6, East Lohanipur, Lohanipur, Patna, Bihar 800003,  
India

Lat 25.605966°

Long 85.155992°

13/10/23 02:21 PM GMT +05:30

**Google**

For *शंकर*  
Sankalp Construction



*Shankar*  
Sankalp Construction  
Engineer  
2018  
OPERATION

**GPS Map Camera**

**Patna, Bihar, India**  
J544+GC2, East Lohanipur, Lohanipur, Patna, Bihar 800003,  
India  
Lat 25.60621°  
Long 85.155999°  
13/10/23 02:12 PM GMT +05:30

Google

For  
Sankalp Construction  
शिवजी शर्मा



 **GPS Map Camera**

**Patna, Bihar, India**

**J544+FC6, East Lohanipur, Lohanipur, Patna, Bihar 800003, India**

**Lat 25.605966°**

**Long 85.155992°**

**13/10/23 02:18 PM GMT +05:30**

**Google**