



Fortune
Infra Properties Pvt. Ltd.
you dream... we build

LR No: FIPPL /OMPN/ 30 /23-24

Date: 08.04.2024

To

The Enforcement Officer.
Odisha Real Estate Regulatory Authority
Block-A1, 3rd Floor, Toshali Bhawan, Satyanagar,
Bhubaneswar –751007, Odisha.

SUB: Submission of quarterly progress report for the quarter from 1st of January 2024, to 31th of March 2024 in the prescribed Proforma of “OM PARO NIBAS”, Tamando, Vide our Project Registration No: RP/19/2020/00349, dt: 04.02.2020.

Sir,

We are herewith enclosing the quarterly Progress Report ending the month of December-2023 of our project “OM PARO NIBAS” Tamando. The following documents are submitted.

1. Quarterly Progress report (1st of January 2024 to 31th of March 2024).
2. Bank Statement (Collection & Retention A/C) 1st of January 2024 to 31th of March 2024.
3. Withdrawal of funds Certificate (Proforma-II) - 1 Copy.

This is for your Kind information & necessary action at your end.

Thanking You

For Fortune Infra Properties Pvt.Ltd.

For FORTUNE INFRA PROPERTIES (P) LTD.

Devkant Pawan
MANAGING DIRECTOR

Managing Director

**QPR FOR PROMOTERS
PROFORMA-I**

Quarterly Progress Report for the Quarter: **MARCH -2024**

1. Name of the Builder / Promoter: **FORTUNE INFRA PROPERTIES PVT.LTD.**
2. Project Name : **OM PARO NIBAS**
3. Project Type **RESIDENTIAL APARTMENT BUILDING**
4. Building Type **S+4**
5. State of Bookings:

Units	No. to be developed	Booked till previous quarter	Booked during the quarter
Residential	16	11	0
Commercial			
Plots			

6. Status of facilities :

Sl.No.	Description of facilities	Being provided (Yes / No)	Present Status
1	Community hall	YES	COMPLETED
2	Lift	YES	COMPLETED
3	STP	YES	COMPLETED
4	Transformer	YES	COMPLETED
5	Interior road	NO	NO
6	Connected road	YES	YES
7	Installation of DG set	YES	COMPLETED
8	Firefighting equipment	YES	COMPLETED
9	Drinking water supply	YES	COMPLETED
10	Fire safety certificate	NA	NA

7. Financial Status:

Sl. No.	Description	Up-to end of previous quarter	During this quarter	Total
1	Funds collected from allottees	Rs. 4,98,03,925.00	NIL	Rs. 4,98,03,925.00
2	Funds deposited in the project account	Rs. 3,50,80,747.50	NIL	Rs. 3,50,80,747.50
3	Funds withdrawal from project account	Rs. 3,46,59,703.15	NIL	Rs. 3,46,59,703.15
4	Funds invested in the project	Rs. 3,79,58,500.00	Rs. 45,000.00	Rs. 3,80,03,500.00

For FORTUNE INFRA PROPERTIES (P) LTD.

Devkant Pawan
MANAGING DIRECTOR

8. Agreement for Sale & Sale Deed :

Sl. No.	Description	Up-to previous quarter	During this quarter	Remarks
1	No. of Agreement for Sale executed	09	0	
2	No. of Sale Deed executed	NIL	NIL	
3	Agreement for sale through Agents (details thereof)	NIL	NIL	

8.(A) Agreements for Sale through Agents (Details thereof) :

Sl. No.	Name of the Agent	Registration No.	No. of Units Booked	Commission paid (optional)
1	NIL	NIL	NIL	NIL
2	NIL	NIL	NIL	NIL
3	NIL	NIL	NIL	NIL
4	NIL	NIL	NIL	NIL

9. Documents and Certificates to be attached:

Sl.No.	Description	Certificate obtained (Yes/No)	Copy submitted to Authority (Yes / No)
1	Completion certificate	YES	YES
2	NOC from CGWA	YES	YES
3	Fire safety certificate	NA	NA
4	(i) Occupancy certificate (ii) If not obtained, proof of applying for the certificate to be submitted	APPLIED	YES

10. Formation of Association of allottees : (No)
(If yes submit authenticated documents.
If no submit present status)

11. Registration of Association of allottees : (No)
(If yes submit authenticated documents.
If no submit present status)

For FORTUNE INFRA PROPERTIES (P) LTD.

Devkant Pawan
MANAGING DIRECTOR

12. Execution of Conveyance Deed of common areas in favour of Association of allottees : (No)
(Yes/No)

For FORTUNE INFRA PROPERTIES (P) LTD.

Devkant Pawar
MANAGING DIRECTOR

Date : 08.04.2024

(Signature of the Promoter)

- * Attach copies of certificate submitted to the bank along with acknowledgement from Bank in token of receipt. Also attach authenticated bank statement for the quarter.
- ** Submit a copy of agreement to sale for offline registered projects/ upload in web portal Along with QPR for online registered projects.

PROFORMA-II

(Format of Certificate for withdrawal of Funds)
(Reference Section-4 (2) / (D) of the Act)

1. Project Name	OM PARO NIBAS	
2. Promoter's Name	FORTUNE INFRA PROPERTIES PVT.LTD.	
3. Type of Project	Residential Apartment Building	
4. Construction status	Completed	
Items of Work	(Completed / Under progress)	Percentage of progress
(a) Site Development	Completed	100%
(b) Roof Casting	Completed	100%
(c) Brick work & Plastering	Completed	100%
(d) Electrical Work	Completed	100%
(e) P.H. Works	Completed	100%
5. Development status (Plotted Scheme)		
(a) Site Development		
(b) Internal road development		
(c) Power supply / Water supply		
6. Financial progress		
(a) Expenditure incurred	Rs. 3,80,03,500.00	
(b) Funds Collected from Allottes	Rs. 4,98,03,925.00	
(c) Funds invested from own source till date	NIL	
(d) Funds invested from financial institution if any, till date	NIL	
(e) Funds available in the account as on date	Rs. 0.20	
(f) Funds now proposed to be withdrawn	NIL	

For FORTUNE INFRA PROPERTIES (P) LTD.

Devkant Pawan
MANAGING DIRECTOR

(Signature of the Promoter)

Date : 08.04.2024

We certify that the physical progress as well as financial progress of the project as furnished above are correct to the best of our knowledge & assessment and 100% of project work has been completed till date.

For PDR & Associates
Chartered Accountants

Dweipayan Das
CA. Dweipayan Das
Partner

Mem. No 059698

(Chartered Accountant)
Name: Dweipayan Das
Regd. No. 059698

Sagendra Mohapatra
SAGARENDRA MOHAPATRA
CA/99/25469

(Architech)

Name: Sagarendra Mohapatra
Regd. No. CA/99/25469

Santosh Kumar Sahoo
(Construction Engineer)
Name : Er. Santosh Kumar Sahoo
Regd. No. SER/005/BDA

MS STRUCTURAL CONSULTANTS
ER. SANTOSH KUMAR SAHOO
B.E. (CIVIL), M.E. (STRUCTURE) MIE, C.E., FIV
REGISTERED STRUCTURAL ENGINEER
DTP, REGD. No.-RTP/DTP (ST-ER)-092/2018



For Details With Us:

M/S.FORTUNE INFRAPROPERTIES PVT LTD-OM PARO NIBAS-COLLECTION A/C
PLOT NO-E-5,BJB NAGAR,BHUBANESWAR,KHORDHA
BHUBANESWAR
ODISHA - INDIA - 751014

Operate Your Account through Mobile Banking		
Balance inquiry	Type IBAL	Send it to "5676766"
Last three transactions	Type ITRAN	
Cheque Book Request	Type ICBR	
Stop Cheque Request	Type ISCR	
Cheque Status Inquiry	Type ISCI	



Your Base Branch: OCCF BUILDING OPPOSITE SRIYA,CINEMA HALL KHARVELANAGAR UNIT III,75

Summary of Accounts held under Cust Id :570460112 as on 04-04-2024

I. Operative Accounts in INR

Type of Account	Account Number	Balance (INR)	MICR Code	IFSC Code	Nomination
Current	006105027358	0.00	751229002	ICIC0000061	Not Registered
TOTAL		0.00			

Sincerely,

Team ICICI Bank

This is a system-generated statement. Hence, it does not require any signature.

Note:As per Income Tax guidelines, failure to provide PAN or wrong PAN details will attract a penalty on the assessee. He/she will not be able to claim the credits of TDS. Please update your details at any ICICI Bank branch in case:

* Tax has been deducted at source (TDS) from your accounts.
* Your future interest income from us is liable to TDS.

In case of RFC deposit TDS amount is not included in the above statement.

If you are availing of a locker facility from us and have not got your locker key embossed with the branch code yet, please contact your base branch to get it done.

Category of service: Banking & Financial Services. Registration No.MIV/ST/Bank & Finc/4. PAN Based STC NO. AAACI1195HST001.

REGD ADDRESS: "LANDMARK", RACE COURSE CIRCLE, VADODARA - 390 007, INDIA
This is an authenticated intimation/statement. Customers are requested to immediately notify the Bank of any discrepancy in the statement



Operate Your Account through Mobile Banking		
Balance inquiry	Type IBAL	Send it to "5676766"
Last three transactions	Type ITRAN	
Cheque Book Request	Type ICBR	
Stop Cheque Request	Type ISCR	
Cheque Status Inquiry	Type ISCI	

Your Details With Us:

M/S.FORTUNE INFRAPROPERTIES PVT LTD-OM PARO NIBAS-RERA RETENTION A/C
PLOT NO-E-5,BJB NAGAR,BHUBANESWAR,KHORDHA
BHUBANESWAR
ODISHA - INDIA - 751014



Your Base Branch: OCCF BUILDING OPPOSITE SRIYA,CINEMA HALL KHARVELANAGAR UNIT III,75

Summary of Accounts held under Cust Id :570460106 as on 04-04-2024

I. Operative Accounts in INR

Type of Account	Account Number	Balance (INR)	MICR Code	IFSC Code	Nomination
Current	006105027357	.20 Cr	751229002	ICIC0000061	Not Registered
	TOTAL	0.20 Cr			

Sincerely,

Team ICICI Bank

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REGD ADDRESS: "LANDMARK", RACE COURSE CIRCLE, VADODARA - 390 007, INDIA

This is an authenticated intimation/statement. Customers are requested to immediately notify the Bank of any discrepancy in the statement



Four Details With Us:

M/S.FORTUNE INFRAPROPERTIES PRIVATE LIMITED
PLOT NO-E-5 BJB NAGAR,BHUBANESWAR,KHORDHA
3HUBANESWAR
ODISHA - INDIA - 751014

Operate Your Account through Mobile Banking		
Balance inquiry	Type IBAL	Send it to "5676766"
Last three transactions	Type ITRAN	
Cheque Book Request	Type ICBR	
Stop Cheque Request	Type ISCR	
Cheque Status Inquiry	Type ISCI	



Your Base Branch: OCCF BUILDING OPPOSITE SRIYA,CINEMA HALL KHARVELANAGAR UNIT III,75

Summary of Accounts held under Cust Id :569615278 as on 04-04-2024

I. Operative Accounts in INR

Type of Account	Account Number	Balance (INR)	MICR Code	IFSC Code	Nomination
Current	006105027127	0.00	751229002	ICIC0000061	Not Registered
TOTAL		0.00			

Sincerely,

Team ICICI Bank

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- * Your future interest income from us is liable to TDS.

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