



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

LR No: FIPPL /OMPN/ 07 /22-23

Date: 08.01.2024

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 October 2023, to 31th of December 2023 in the prescribed Performa 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 October 2023 to 31th of December 2023).
2. Bank Statement (Collection & Retention A/C) 1st of October 2023 to 31th of December 2023.
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.


MANAGING DIRECTOR
Managing Director

**QPR FOR PROMOTERS
PROFORMA-I**

Quarterly Progress Report for the Quarter: **DECEMBER-2023**

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			

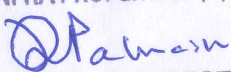
6. Status of facilities :

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. 3,79,13,500.00	Rs. 45,000.00	Rs. 3,79,58,500.00

For FORTUNE INFRA PROPERTIES (P) LTD.


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.

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MANAGING DIRECTOR

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

For FORTUNE INFRA PROPERTIES (P) LTD.


MANAGING DIRECTOR

Date : 08.01.2024

(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. 3,79,58,500.00	
(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.

D. Pawan

MANAGING DIRECTOR

(Signature of the Promoter)

Date : 08.01.2024

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.

Santosh Kumar Sahoo

For PDR & Associates
Chartered Accountants

Dweipayan Das
CA. Dweipayan Das

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

Sagendra Mohapatra
SAGARENDRA MOHAPATRA
CA/99/25469
(Architect)

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

(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



[VW_90038434_10.241.47.29_20231206141125]

**Your 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



Your Base Branch: UNIT III OPP SRIYA TALKIES.,BHUBANESWAR,751001

Summary of Account as on 31-10-2023**I. Operative Account in INR**

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

Note: There is no transactions found for selected date range 01-10-2023 To 31-10-2023, hence displayed current effective account balance 0.00 as of date 06-12-2023

Sincerely,
 Team ICICI Bank

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



[VW_90038434_10.241.47.29_20231206141808]

**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: UNIT III OPP SRIYA TALKIES,,BHUBANESWAR,751001

Summary of Account as on 31-10-2023**I. Operative Account in INR**

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

Note: There is no transactions found for selected date range 01-10-2023 To 31-10-2023, hence displayed current effective account balance 0.20 as of date 06-12-2023

Sincerely,
 Team ICICI Bank

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Category of service: Banking & Financial Services. Registration No.MIV/ST/Bank & Finc/4.

REGD ADDRESS: ICICI BANK TOWER, NEAR CHAKLI CIRCLE,OLD PADRA ROAD ,VADODARA - 390 007, INDIA
 This is an authenticated intimation/statement. Customers are requested to immediately notify the Bank of any discrepancy in the statement



[IVW_90038434_10.241.47.29_20231206135742]

**Your Details With Us:**

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



Your Base Branch: UNIT III OPP SRIYA TALKIES,,BHUBANESWAR,751001

Summary of Account as on 31-10-2023**I. Operative Account in INR**

Type of Account	Account Number	Balance (INR)	MICR	IFSC	Nomination
Current	006105027127	430.63 Cr	751229002	ICIC0000061	Not Registered
TOTAL		430.63 Cr			

Statement of transactions in Current account number: 006105027127 in INR For the period 01-10-2023 To 31-10-2023

Date	Particulars	Chq.No.	Withdrawals	Deposits	Autosweep	Reverse Sweep	Balance(INR)
01-10-2023	B/F						460.13 Cr
03-10-2023	Mob alrt Chg Aug-23+GST		29.50	0.00			430.63 Cr
Page Total:			29.50	0.00	0.00	0.00	430.63 Cr

Legends for transactions in your account statement

VAT/MAT/NFS - Cash withdrawal at other Bank ATM's
 EBA - Transaction on ICICI direct
 VPS/IPS - Debit card transaction
 TOP - Mobile recharge

INF - Internet fund transfer in linked accounts
 BIL - Internet Bill payment or funds transfer to Third party

Sincerely,
 Team ICICI Bank

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



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**Your 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



Your Base Branch: UNIT III OPP SRIYA TALKIES,,BHUBANESWAR,751001

Summary of Account as on 30-11-2023**I. Operative Account in INR**

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

Note: There is no transactions found for selected date range 01-11-2023 To 30-11-2023, hence displayed current effective account balance 0.00 as of date 06-12-2023

Sincerely,
 Team ICICI Bank

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[VW_90038434_10.241.47.29_20231206141834]

**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: UNIT III OPP SRIYA TALKIES,,BHUBANESWAR,751001

Summary of Account as on 30-11-2023**I. Operative Account in INR**

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

Note: There is no transactions found for selected date range 01-11-2023 To 30-11-2023, hence displayed current effective account balance 0.20 as of date 06-12-2023

Sincerely,
 Team ICICI Bank

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Category of service: Banking & Financial Services. Registration No.MIV/ST/Bank & Finc/4.

REGD ADDRESS: ICICI BANK TOWER, NEAR CHAKLI CIRCLE,OLD PADRA ROAD ,VADODARA - 390 007, INDIA
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Your Details With Us:

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



Your Base Branch: UNIT III OPP SRIYA TALKIES,,BHUBANESWAR,751001

Summary of Account as on 30-11-2023

I. Operative Account in INR

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

Statement of transactions in Current account number: 006105027127 in INR For the period 01-11-2023 To 30-11-2023

Date	Particulars	Chq.No.	Withdrawals	Deposits	Autosweep	Reverse Sweep	Balance(INR)
01-11-2023	B/F						430.63 Cr
08-11-2023	NMMAB Chg Sep-23+GST		430.62	0.00			0.01 Cr
13-11-2023	NMMAB Chg Sep-23+GST		0.01	0.00			0.00
Page Total:			430.63	0.00	0.00	0.00	0.00

Legends for transactions in your account statement

VAT/MAT/NFS - Cash withdrawal at other Bank ATM's
 EBA - Transaction on ICICI direct
 VPS/IPS - Debit card transaction
 TOP - Mobile recharge

INF - Internet fund transfer in linked accounts
 BIL - Internet Bill payment or funds transfer to Third party

Sincerely,
 Team ICICI Bank

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**Your 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



Your Base Branch: UNIT III OPP SRIYA TALKIES,,BHUBANESWAR,751014

Summary of Account as on 31-12-2023**I. Operative Account in INR**

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

Note: There is no transactions found for selected date range 01-12-2023 To 31-12-2023, hence displayed current effective account balance 0.00 as of date 11-01-2024

Sincerely,
Team ICICI Bank

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

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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: UNIT III OPP SRIYA TALKIES,,BHUBANESWAR,

Summary of Account as on 31-12-2023

I. Operative Account in INR

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

Note: There is no transactions found for selected date range 01-12-2023 To 31-12-2023, hence displayed current effective account balance 0.20 as of date 08-01-2024

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Team ICICI Bank

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For Details With Us:

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



Your Base Branch: UNIT III OPP SRIYA TALKIES,BHUBANESWAR,

Summary of Account as on 31-12-2023

I. Operative Account in INR

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

Note: There is no transactions found for selected date range 01-12-2023 To 31-12-2023, hence displayed current effective account balance 0.00 as of date 08-01-2024

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Team ICICI Bank

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