ANNEXURE-A

Quarterly Progress Report for quarter ending **October 2022 to December 2022**

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP42609-I/1015/R-741/2019	Name of Project/Phase of Registered Project	Shanti Exotica
Name of Promoter	Orange Estates Pvt. Ltd.	Project Address	Khesra/Plot No. 2067(P), Khata No. 506, Thana No. 40, Mauza- Bhusoula Danapur, Patna, Bihar
Name of Co-promoter	N/A		
Project Registration is valid up to	31-12-22		
Starting date of Project or Phase of the Project	26-09-19		
Type of Project or Phase of the Project	1.Residential 2. Commercial 3. Residential- cum-Commercial 4,	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 1	Total Number of Apartments – 1. Booked/ Allotted Nil 2. Sold Nil
3	1. 1 BHK 2. 2 BHK, 3. 3 BHK 4. Shop 5. Bungalow -	20 28	802 sq.ft. 905.22 sq.ft.		

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted Nil 2. Sold Nil	
3	48		

For ORANGE ESTATES PVT. LTD.

DIRECTOR

IV. Construction Progress of the Project		
1. Building / Wing / Layout Number **Block A** (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% Complete
2.	Basements (if any)	N.A
3.	Podiums (if any)	N.A
4.	Plinth	N.A
5.	Stilt Floor	N.A
6.	Slabs of Super Structure	100% Complete
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100 % Complete
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100 % Complete
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100 % Complete
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100 % Complete
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 % Complete

For ORANGE ESTATES PVT. LTD.

DIRECTOR

IV. Construction Progress of the Project		
1. Building / Wing / Layout Number **Block B** (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)	Completed
2.	Basements (if any)	N.A
3.	Podiums (if any)	N.A
4.	Plinth	N.A
5.	Stilt Floor	N.A
6.	Slabs of Super Structure	100% Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100% Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100% Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100% Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100% Completed
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% Completed

For ORANGE ESTATES PVT. LTD.

DIRECTOR

IV. Construction Progress of the Project		
1. Building / Wing / Layout Number **Block C** (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)	Completed
2.	Basements (if any)	N.A
3.	Podiums (if any)	N.A
4.	Plinth	N.A
5.	Stilt Floor	N.A
6.	Slabs of Super Structure	100% Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100% Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100% Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100% Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100% Completed
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% Completed

For ORANGE ESTATES PVT. LTD.

DIRECTOR

V. 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	No		
2.	Water Supply	Yes	100%	Self Boring
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	No		
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / Rain Water Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	Yes	100%	
13.	Closed Parking	Yes	100%	
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	N/A		
16.	Others (Option to Add More)			

For ORANGE ESTATES PVT. LTD.

DIRECTOR

VI.	PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars	
1.	Front Elevation.	(Attached)
2.	Rear Elevation	(Attached)
3.	Side Elevation	(Attached)

VII.	Financial Progress of the Project	
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	133305500279
2.	Estimated Cost of the Project including land cost at the start of the Quarter	
3.	Amount received during the Quarter	Nil
4.	Actual Cost Incurred during the Quarter	₹ 1,221,205.24
5.	Net amount at end of the Quarter	₹ 44,936.53
6.	Net amount at end of the Quarter	
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	

For ORANGE ESTATES PVT. LTD.

DIRECTOR

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	No
2.	Name of Parties	No
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	Nil
2.	Agreement for Sale	Nil

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.

Signature of Promoter

Name: Md Tajuddin Date : 06/01/2023

For ORANGE ESTATES PVT. LTD.

DIRECTOR

ENGINEER CERTIFICATE

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

To
The **Orange Estate Pvt Ltd.** (Name & Address of Promoter),
PLOT NO-2067 PKHATA NO. 506, TAUZI NO. 5163,
BHUSOULA DANAPUR, PATNA

Subject: Certificate of Cost Incurred for Development of [Project Name] for Construction of **Shanti Exotica** building(s)/ **one** Wing(s) **Three** of the_____ Phase situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no **2067(P), Khata No. 506, Thana No. 40** demarcated by its boundariest (latitude and longitude of the end points) _____to the North_____ to the South to the East _____to the West of Village **Mauza Bhusola Danapur** taluka District **Patna** PIN **.....** admeasuring **2420.1** sq.mts. area being developed by [Promoter] **as on 31st December 2022**

Ref: RERA Registration Number **BRERAP42609-1/1015/R-741**

Sir,

I/We **MD Shible** have undertaken assignment of certifying Estimated Cost for the Subject Real
Estate Project proposed to be registered under Maha RERA, being-Building(s)/**one** Wing(s) **Three** of the No./Survey no.l Final Plot no. 410 District of Village **Mauza Bhusola Danapur** talauka_____District **Patna** PIN **.....** admeasuring_____
sq.mts. area being developed by [Owner/Promoter]

I. Following technical professionals are appointed by Owner / Promoter:-

(i) M/s/Shri/Smt **Manzoor Alam** as L. S / Architect;

(ii) M/s/Shri/Smt **Md Khalid** as Structural Consultant

(iii) M/s/Shri/Smt **Manzoor Alam** as MEP Consultant

(iv) M/s/Shri/Smt **Md Shible** AS Quantity Surveyor*

MD SHIBLE
Survey Engineer

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by_____ quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs **4,84,96,000** (total of Table A,B & C). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the_____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **4,84,96,000** (Total of Table A,B & C). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from_____(planning Authority) is estimated at Rs **Nil** (Total of Table A & B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

MD SHIBLE
Project Engineer

Signature of Engineer

TABLE A

Building /Wing bearing Number **Block - A** or called **Shanti Exotica Residency**

(to be prepared separately for each Building Ailing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total estimated cost of the buildings/wings as on **24/09/2018** date of registration is	Rs **1,47,00,000/-**
2	Cost incurred as on **31/12/2022** (based on the Estimated cost)	Rs **1,47,00,000/-**
3	Work done in percentage (as percentage of the estimated cost)	**100%**
4	Balance Cost to be Incurred (Based on Estimated Cost	Rs **NIL**
5	Cost incurred on Additional/Extra Items as on _____not included in the estimated Cost	Rs **9,86,205**

MD SHIBLE
Project Engineer

Signature of Engineer

TABLE A

Building /Wing bearing Number **Block - B** or called **Shanti Exotica Residency**

(to be prepared separately for each Building Ailing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total estimated cost of the buildings/wings as on **24/09/2018** date of registration is	Rs **1,68,98,000**/-
2	Cost incurred as on **31/12/2022** (based on the Estimated cost)	Rs **1,68,98,000/-**
3	Work done in percentage (as percentage of the estimated cost)	**100%**
4	Balance Cost to be Incurred (Based on Estimated Cost	Rs **NIL/-**
5	Cost incurred on Additional/Extra Items as on _____not included in the estimated Cost	Rs **NIL**/-

MD SHIBLE
Project Engineer

Signature of Engineer

TABLE A

Building /Wing bearing Number **Block - C** or called **Shanti Exotica Residency**

(to be prepared separately for each Building Ailing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total estimated cost of the buildings/wings as on **24/09/2018** date of registration is	Rs **1,68,98,000**/-
2	Cost incurred as on **31/12/2022** (based on the Estimated cost)	Rs **1,68,98,000/-**
3	Work done in percentage (as percentage of the estimated cost)	**100%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs **NIL/-**
5	Cost incurred on Additional/Extra Items as on _____not included in the estimated Cost	Rs **NIL**/-

Signature of Engineer

MD SHIBLE
Project Engineer

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and external Development Works including amenities and Facilities in the layout as on date of Registration is	Rs **4,84,96,000/-**
2	Cost incurred as on **31/12/2022** (based on the Estimated cost)	Rs **4,82,61,000/-**
3	Work done in percentage (as percentage of the estimated cost)	Rs **100%**
4	Balance Cost to be Incurred (Based on Estimated Cost	Rs **NIL**
5	Cost incurred on Additional/Extra Items as on **31/12/2022** not included in the estimated Cost	Rs **9,86,205**

Yours Faithfully

MD SHIBLE
Project Engineer

Signature of Engineer

ARCHITECT'S CERTIFICATE

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

To
The **Orange Estate Pvt. Ltd.**
PLOT NO-2067 KHATA NO. 506, TAUZI NO. 5163,
BHUSOULA DANAPUR PATNA (Name & Address of Promoter),

Subject: -Certificate of Percentage of Completion of Construction Work of **Shanti Exotica** No. of Building(s)/ **1** Wing(s)/ **3** of the Phase of the Project RERA Registration Number situated on the PIot bearing C.N. No/CTS No./Survey no./ Final Plot no **2067(P),Khata No. 506, Thana No. 40** demarcated by its boundaries (latitude and longitude of the end points)_____ to the North to the South_____ to the East_____ to the West of village **Mauza Bhusola Danapur** taluka_____
District **Patna** PIN ..... admeasuring sq.mts.**2420.1** area being developed by Orange Estates Private Limited
[Promoter's Name]

Sir,

I/ We **M Manzoor Alam** have undertaken assignment as Architect /Licensed Surveyor of certifying **100%** Percentage of Completion of Construction Work **up to dated 31st December, 2022** of the **Shanti Exotica** Building(s)/ **one** Wing(s) **three** of_____Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey no.l Final Plot no **2067(P)**of village **Mauza Bhusola Danapur** taluka _____ District **Patna** PIN ..... admeasuring **2420.1** sq. mts. area being developed by **Orange Estate Pvt. Ltd.**

l. Following technical professionals are appointed by Owner / Promoter:-

(i) M/s/Shri/Smt **M Manzoor Alam** as L.S. / Architect;

(ii) M/s /Shrii Smt **Md Khalid** as Structural Consultant

(iii) M/s /Shri / Smt **Manzoor Alam** as MEP Consultant

(iv) M/s /Shri / Smt **MD Shible** as Site Supervisor

Based on Site Inspection, with respect to each 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 **BRERAP42609-1/1015/R-741** under RERA is as pertable A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

AR. M. MANZOOR ALAM
Reg. No: A/3637/15
PATNA NAGAR NIGAM

Table A

Building /Wing Number **Block-A** (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	**100%**
2	_ number of Basement(s) and Plinth	N.A
3	_____number of Podiums	Nil
4	Stilt Floor	Nil
5	_number of Slabs of super structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat /Premises Electrical Fittings within the Flat /Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wings,	100%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 may be required to Obtain Occupation /Completion Certificate	100%

AR. M. MANZOOR ALAM
Reg. No: AR/137/15
PATNA NAGAR NIGAM

Table A

Building /Wing Number **Block-B** (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	__ number of Basement(s) and Plinth	N.A
3	__number of Podiums	N.A
4	Stilt Floor	N.A
5	_number of Slabs of super structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat /Premises Electrical Fittings within the Flat /Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wings,	100%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 may be required to Obtain Occupation /Completion Certificate	100%

AR. M. MANZOOR ALAM
Reg. No:- A
PATNA

Table A

Building /Wing Number **Block-C** (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	__number of Basement(s) and Plinth	N.A
3	__ number of Podiums	N.A
4	Stilt Floor	N.A
5	___ number of Slabs of super structurehn	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat /Premises Electrical Fittings within the Flat /Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wings,	100%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 may be required to Obtain Occupation /Completion Certificate	100%

AR. M. MANZOOR ALAM
Reg. No. CA/[illegible]/[illegible]
[illegible]

Table B

Internal & External Development Works in Respect of the entire Registered Phase.

S No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Foothpaths	Yes	100%	-
2	Water Supply	Yes	100%	-
3	Sewerage (chamber, Septic Tank, STP)lines	Yes	100%	-
4	Storm Water Drains	No	-	-
5	Landscaping & Tree Planting	No	-	-
6	Street Lighting	Yes	Nil	-
7	Community Buildings	No	-	-
8	Treatment and disposal of sewage and sullage water	No	-	-
9	Solid Waste management & disposal	No	-	-
10	Water conservation, Rain water harvesting	No	-	-
11	Energy management	Yes	Nil	-
12	Fire protection and fire safety requirements	Yes	100%	-
13	Electrical meter room, sub-station, receiving station	Yes	100%	-
14	Others (Option to Add more)			

Yours Faithfully

AR. M. MANZOOR ALAM
Reg. No:- AR/[illegible]/15
PATNA [illegible] NIGAM

(M Manzoor Alam)

Irfan Alam & Co.
Chartered Accountants

ANNEXURE-A

Quarterly Progress Report for quarter ending December 2022

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP42609-1/1015/R-741/2019	Name of Project	Shanti Exotica
Name of Promoter	ORANGE ESTATE PRIVATE LIMITED		
Name of Co-promoter	N/A	Project Address	Khesra / Plot No – 2067/P, Khata No–506, Thana No – 40,Mauza - Bhusoula Danapur, Patna
Project Registration is valid up to	31/12/2022		
Starting date of Project	31/10/2015		
Type of Project	Residential/Group Housing		
Period of validity of map by the Competent Authority		Not Available	

VII. Financial Progress of the Project		
S. No.	**Particulars**	**Amount (In Rs.)**
1.	Project Account No.	**ICICI - 133305500279**
2.	Estimated Cost of the Project at the start of the Quarter As Per Engineer Certifcate Revised Cost	**75,369,730.00**
3.	Amount received during the Quarter	**0.00**
4.	Actual Cost Incurred during the Quarter	**1,014,103.95**
5.	Net amount at end of the Quarter As Per Books	**1,548,432.53**
6.	Total expenditure on Project upto -31/12/2022	**78,196,505.89**
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	**NA**

This is to Certify that details of Amount Received and Cost incurred on the Project during the quarter from 01.10.2022 to 31.12.2022 is on the basis of books of accounts maintained. The developer has been operating from designated Bank account (as per RERA Certificate). Developers has only one Designated Bank Account i.e, Project Bank Account. Developer uses this Bank Account for Both types of Transaction i.e, Project Expenditure & Administrative Expenditure.

For ORANGE ESTATES PVT. LTD.

MOHAMMAD TAJUDDIN
DIRECTOR, DIN - 03414715

DIRECTOR

For Irfan Alam & Co.
Chartered Accountants
FRN – 033339C

(CA. Md Irfan Alam)
Proprietor
M.No: 460660
UDIN-23460660BGXUWE8523

Place: Patna
Date:- 14/01/2023

IRFAN ALAM & CO. PATNA Chartered Accountants