SHANGRI-LA HOMES
Regd. Office : Ramjaipal Nagar, Digha, Patna (Bihar)-800 012
email : shangrilahomes23@gmail.com
Mob. 9334417893, 7543034146

REF. NO.

ANNEXURE-A

DATE.....

Quarterly progress report for quarter ending March of 2025 (year)

I. PARTICULARSOFPROJECT

ProjectRegistrationNumber	**BRERAP93029-1/220/R-1517/2023**	Name of Project/Phase of Registered Project	**Shangri-La Homes**
NameofPromoter	Shangri-La Estates Private Limited	Project Address	Mauza- Danapur, Shahjadpur, South of JhakhriMahadev, Danapur
NameofCo-promoter			
Project Registration is valid upto	**25-01-2028**		
Starting date of Project or Phase Of the Project	**12-01-2023**		
Type of Projector Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial4,Plotted project	1. **Residential**	
Period of validity of map by the Competent Authority	25-01-2028		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building / Block Number	Apartment Type		CarpetArea	Total Number of sanctioned apartments	Total Number of Apartments - **22** 1. Booked /Allotted -**16** Sold-
Block-01	1. 1BHK 2. 2BHK,- 3. 3BHK 4. Shop 5. Bungalow - 6. Plotetc.			**44 Flats**	

III. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES

Building/BlockNumber	TotalNumberofSanctionedGarages	TotalNumberofGarages:	
Block-01	**44**	1. Booked/Allotted -	**16**
		2. Sold -	**Nil**

SHANGRI-LA ESTATES PVT. LTD.
Anjani Kumar Singh
DIRECTOR

SHANGRI-LA HOMES

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REF. NO. DATE.....

IV. CONSTRUCTION PROGRESS OF THE PROJECT

1. Building/Wing/ Layout Number:- Plan CaseNo. **88/22-23**

S.No.(1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	**N/A**
2.	Basements (if any)	**N/A**
3.	Podiums (if any)	**N/A**
4.	Plinth	**100%**
5.	Stilt Floor	**N/A**
6.	Slabs of Super Structure	**100%**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows with in Flats/ Premises.	**100%** **100%**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings with in the Flat/Premises	**75%**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Over head and Underground Water Tanks.	**75%**
10.	External plumbing and External plaster, elevation, completion of terraces with water proofing of the Building/Wing.	**75%**
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 me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	**50%**

SHANGRI-LA ESTATES PVT. LTD.

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REF. NO.

DATE.....

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 dateof theCertificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	**Yes**	**0%**	
2.	Water Supply	**Yes**	**0%**	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	**Yes**	**0%**	
4.	Storm Water Drains	**Yes**	**0%**	
5.	Landscaping & Tree Planting	Yes	**0%**	
6.	Street Lighting	**Yes**	**0%**	
7.	Community Buildings	**No.**	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	**No.**	N/A	
9.	Solid Waste Management & Disposal	**Yes.**	**0%**	
10.	Water Conservation / Rain Water Harvesting	**Yes**	**0%**	
11.	Energy Management	**Yes**	**0%**	
12.	Fire Protection and Fire Safety Requirements	**Yes**	**0%**	
13.	Closed Parking	**Yes**	**0%**	
14.	Open Parking	**No.**	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	**Yes**	**0%**	
16.	Others (Option to Add More)	**No.**	N/A	

SHANGRI-LA ESTATES PVT. LTD.

Anjani Kumar Singh
DIRECTOR

REF. NO. DATE.....

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

VII. FINANCIAL PROGRESS OF THE PROJECT		
S.No. (1)	Particulars (2)	Amount(In Rs.) (3)
1.	Project Account No.	**922020055413267**
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Any Variation in Development Cost which is declared at the start of the Project.	N/A
4.	Amount received during the Quarter	**42,06,298.00**
5.	Actual Cost Incurred during the Quarter	**38,14,807.00**
6.	Net amount at end of the Quarter	**27,98,731.20**
7.	Total expenditure on Project **till date**	**5,63,00,881.00**

VIII.MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	**Nil**
2.	Agreement for Sale	**01**

SHANGRI-LA ESTATES PVT. LTD.
Anjani Kumar Singh
DIRECTOR

SHANGRI-LA HOMES

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email : shangrilahomes23@gmail.com
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REGISTERED RERA PROJECT

REF. NO.

DATE.....

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 this undertaking may serve.

SHANGRI-LA ESTATES PVT. LTD.

DIRECTOR

Signature of Promoter

Name:- Anjani Kumar Singh

Date:- 09-04-2025

FORM No. 1
[See Regulation 3]

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

Date : 09.04.2025

To,
SHANGRI-LA ESTATES PRIVATE LIMITED
H/o Anjani Kumar Sinha ,s/o Bhupendra Nath Sinha
Ramjaipal Nagar, Digha,
Patna, Bihar - 800012

Subject: Certificate of Percentage of Completion of Construction Work of 1 (one) No. of Building(s)/ 1 (one) Wing(s) of the Phase bearing [Bihar RERA Registration Number] BRERAP 93029- 1/220/R-1517/2023 situated on the bearing Khata No. 71, Survey Plot No. 1273, demarcated by its boundaries (latitude and longitude of the end points) Lati. 25.629968° Longi. 85.052019° to the North, Lati. 25.629968° Longi. 85.052018° to the South, Lati. 25.62996° Longi. 85.052037° to the East, Lati. 25.62996° Longi. 85.052037° to the West of Division Danapur of the land SHANGRI-LA HOMES village Danapur sahzadpur, Block – Danapur, District- Patna, PIN- 800012, admeasuring 2299.82 sq.mts. area being developed by SHANGRI-LA ESTATES Pvt. Ltd.

Sir,

I, SHAILESH RANJAN have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the SHANGRI-LA HOMES situated on the bearing Khata No. 71, Survey Plot No. 1273 of Division DANAPUR Village DANAPUR SAHZADPUR, Block DANAPUR, District PATNA PIN 800012 admeasuring 2299.82 sq.mts. area being developed by SHANGRI-LA ESTATES Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter:—

(i) Shri SHAILESH RANJAN	as L.S. / Architect;
(ii) Shri. VIJAY KUMAR	as Structural Consultant
(iii) M/s /Shri / Smt. ————————	as MEP Consultant
(iv) Shri PUNNU MISHRA	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 under BRERAP 93029 1/220/R-1517/2023 Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Shailesh Ranjan, M.I.E
B.Sc. (Engg.), Civil Engineer
Emp No.-BR/UDHD/CE/23-0016
UDHD, Patna (Bihar)

Table-A
SHANGRI-LA HOMES

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1	Excavation(if any)	100%	
2	Basements(if any)	NA	
3	Podiums(if any)	NA	
4	Plinth	100%	
5	Silt Floor	100%	
6	Slabs of Super Structure	100%	
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	75%	10.06.2025
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	60%	10.06.2025
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	50%	10.06.2025
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	75%	10.06.2025
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/ splint protection, paving of areas appurtenant to Building/ Wing, Compound Wall and all other	0%	10.06.2025

Yours Faithfully,

Shailesh Ranjan, M.I.E.
B.Sc. (Engg.), Civil Engineer
Emp No.-BR/UDHD/CE/23-0016
UDHD Patna (Bihar)

(ER. SHAILESH RANJAN)
Signature & Name (IN BLOCK LETTERS) of L.S/ Architect
(Registration No./License No. BR/UD HD/ CE/23-0016

TABLE B
Internal and External Development Works in respect of the entire Registered Phase.

Sl. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1	Internal Roads &Footpaths	YES	0%	10.06.2025
2	Water Supply	YES	0%	10.06.2025
3	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	10.06.2025
4	Storm Water Drains	YES	0%	10.06.2025
5	Landscaping & Tree Planting	YES	0%	10.06.2025
6	Street Lighting	YES	0%	10.06.2025
7	Community Buildings	NO	NA	
8	Treatment and Disposal of Sewage and Sullage Water	NO	NA	
9	Solid Waste Management & Disposal	YES	0%	10.06.2025
10	Water Conservation/Rain Water Harvesting	YES	0%	10.06.2025
11	Energy Management	YES	0%	10.06.2025
12	Fire Protection and Fire Safety Requirements	YES	0%	10.06.2025
13	Electric Meter Room	YES	0%	10.06.2025
14	Any Other Amenities	NO	N/A	

Shailesh Ranjan

Shailesh Ranjan, M.I.E
B.Sc. (Engg.), Civil Engineer
Emp No.-BR/UDHD/CE/23-00 16
UDHD Patna (Bihar)

FORM No. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date :09.04.2025

To,
SHANGRI-LA ESTATES PRIVATE LIMITED
H/o Anjani Kumar Sinha ,s/o Bhupendra Nath Sinha
Ramjaipal Nagar, Digha,
Patna, Bihar - 800012

Subject : Certificate of Cost Incurred for Development of SHANGRI-LA HOMES for Construction of building(s) (Bihar RERA Registration Number) BRERAP 93029-1/220/R-1517/2023 situated on the Plot bearing Khesra No. 1273 Khata No. 71, Thana No. 21, Tauzi No. BIHAR SARKAR, demarcated by its boundaries (latitude and longitude of the end points) Lati. 25.629968° Longi. 85.052019° to the North, Lati. 25.629968° Longi. 85.052018° to the South, Lati. 25.62996° Longi. 85.052037° to the East, Lati. 25.62996° Longi. 85.052037° to the West of Division DANAPUR, Village DANAPUR SAHZADPUR, Block- DANAPUR, District- PATNA,PIN-800012, admeasuring 2299.82 sq.mts. area being developed by SHANGRI- LA ESTATES Pvt. Ltd.

Ref: Bihar RERA Registration Number BRERAP 93029-1/220/R-1517/2023

Sir,

I, Shailesh Ranjan have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, Bihar of SHANGRI-LA HOMES situated on the plot bearing Survey Plot No. 1273 of Division DANAPUR, Village- DANAPUR SAHZADPUR, Taluka –DANAPUR, District – PATNA, , admeasuring 2299.82 sq.mts. area being developed by SHANGRI-LA ESTATES Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :—

(i) Shri SHAILESH RANJAN	as L.S. / Architect ;
(ii) Shri VIJAY KUMAR	as Structural Consultant
(iii) M/s /Shri/Smt _____	as MEP Consultant
(iv) Shri PUNNU MISHRA	as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupancy 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 PUNNU MISHRA Quantity Surveyor* appointed by

Shailesh Ranjan

Shailesh Ranjan, M.I.E
B.Sc. (Engg.), Civil Engineer
Emp No.-BR/UDHD/CE/23-0016
UDHD Patna (Bihar)

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. 8,13,77,000.00(Total of Table A and B). 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 Occupancy Certificate / Completion Certificate for the building(s) from the NAGAR PARISHAD DANAPUR NIZAMAT being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.5,38,15,126.17 (Total of Table A and B). 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 Occupancy Certificate / Completion Certificate from_____ (planning Authority) is estimated at Rs. _____ (Total of Table A and 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 :

TABLE A

SHANGRI-LA HOMES

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

Sl. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on_____ date of Registration is	Rs. 8,13,77,000.00
2.	Cost incurred as on _____ (based on the Estimated cost)	Rs. 5,38,15,126.17
3.	Work done in Percentage (as Percentage of the estimated cost)	Rs. 75%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,75,61,873.83
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	N/A

Shailesh Ranjan

.. Shailesh Ranjan, M.I.E
B.Sc. (Engg.), Civil Engineer
Emp No.-BR/UDHD/CE/23-070 / 6
UDHD Patna (Bihar)

TABLE B

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

Sl. No.	Particulars	Amount
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	N/A
2.	Cost incurred as on _____ (based on the Estimated cost).	N/A
3.	Work done in Percentage (as Percentage of the estimated cost).	N/A
4.	Balance Cost to be Incurred (Based on Estimated Cost).	N/A
5.	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	N/A

Yours Faithfully,

Shailesh Ranjan, M.I.E.
B.Sc. (Engg.), Civil Engineer
Emp No.-BR/UDHD/CE/23-0016
UHD, Patna (Bihar)

(ER. SHAILESH RANJAN)
Signature of Engineer.
(Licence No. BR/UDHD/CE/23-0016

* Note :

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.

2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.

5. All components of work with specifications are indicative and not exhaustive

Shailesh Ranjan