**REAL ESTATE REGULATORY AUTHORITY HIMACHAL PRADESH**

**No. /HP/RERA-(A)-3-2/ Regulations/2023/Vol-1- Shimla-2, 11th January, 2024**

**NOTIFICATION**

In exercise of the powers conferred by section 85 of the Real Estate (Regulation and Development) Act, 2016 (Act No. 16 of 2016) and all other powers enabling it on that behalf, the Himachal Pradesh Real Estate Regulatory Authority, hereby makes the following Regulation to amend the Himachal Pradesh Real Estate Regulatory Authority Periodical Progress Report (Quarterly Progress Report/Annual Progress Report), Regulation No. 4 of 2020 notified vide Notification No HP/RERA-(A)-3-2/ Regulation /2020Vol-1/553 dated 18-12- 2020 and published in the Official Gazette of Himachal Pradesh on 21-12-2020, namely:-

1. **Short title and commencement---(1)** This Regulation may be called the Himachal Pradesh Real Estate Regulatory Authority Periodical Progress Report, (Quarterly Progress Report/Annual Progress Report), Amendment Regulation No. 4 of 2024.

**(2)** This Regulation shall come into force from the date of its publication in the Official Gazette of Himachal Pradesh.

1. **Amendment in Format of Quarterly Progress Report (QPR-2) -**
   1. **After Clause 5 of i.e. Status of completion of Infrastructure Development** of the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress reports) Regulation No -4 of 2020(hereafter called as said regulation), the new **row i.e. “Overall % of completion of the project till date”** above the **“Miscellaneous “**row shall be inserted.
   2. After Clause 5 of **i.e. “Summary of allottee and sale report” of** the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress reports) Regulation No -4 of 2020(hereafter called as said regulation), the new row i.e**. undertaking stating** that **“I /we** **(Promoter name) have issued …… (No. of) Allotment letters in this quarter as**

**per the format, prescribed by the Authority”** shall be inserted.

1. **Amendment in Chartered Accountant’s Certificate (Annexure-1&2) of Format of Annual Progress Report (APR-2)** -
   1. **In the Annexure -1** i.e. Chartered Accountant’s Certificate of the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress reports) Regulation No -4 of 2020 (hereafter called as said regulation), below the word **(Membership No** **),** the word **“CA Unique document identification number (UDIN No**),” shall be inserted.
   2. **In the Annexture-2, Clause 9.3 i.e. Summary of allottee and sale Report during the financial year** of the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress reports) Regulation No -4 of 2020(hereafter called as said regulation), the new **Sr. no. 9.3.1 i.e. undertaking stating** that **“I /we ……….(Promoter name ) have issued ……( No. of ) Allotment letters in this quarter as per the format, prescribed by the Authority”** shall be inserted.
   3. **After Sr. no. 1.12 of Clause 1 i.e. PARTICULARS OF THE REAL ESTATE PROJECT** of the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress reports) Regulation No -2 of 2020 (hereafter called as said regulation), the new **Sr. no. 1.13. i.e. “Overall % of completion of the project till date”** shall be inserted.
2. **Amendment in Chartered Accountant’s Certificate (Annexure-1&2) of Format of Annual Progress Report (APR-3) -**
   1. **In the Annexure -1** i.e. Chartered Accountant’s Certificate of the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress reports) Regulation No -4 of 2020 (hereafter called as said regulation), below the word **(Membership No** **),** the word **“CA Unique document identification number (UDIN No),”** shall be inserted.
   2. **In the Annexture-2 clause 9.3 i.e. Summary of allottee and sale Report during the financial year** of the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress reports) Regulation No -4 of 2020 (hereafter called as said regulation), the new **Sr. no. 9.3.1 i.e. undertaking stating** that **“I /we ………. (Promoter name) have issued …… (No. of) Allotment letters in this quarter as per the format, prescribed by the Authority”** shall be inserted.

**By order**

**(Dr. SHRIKANT BALDI),**

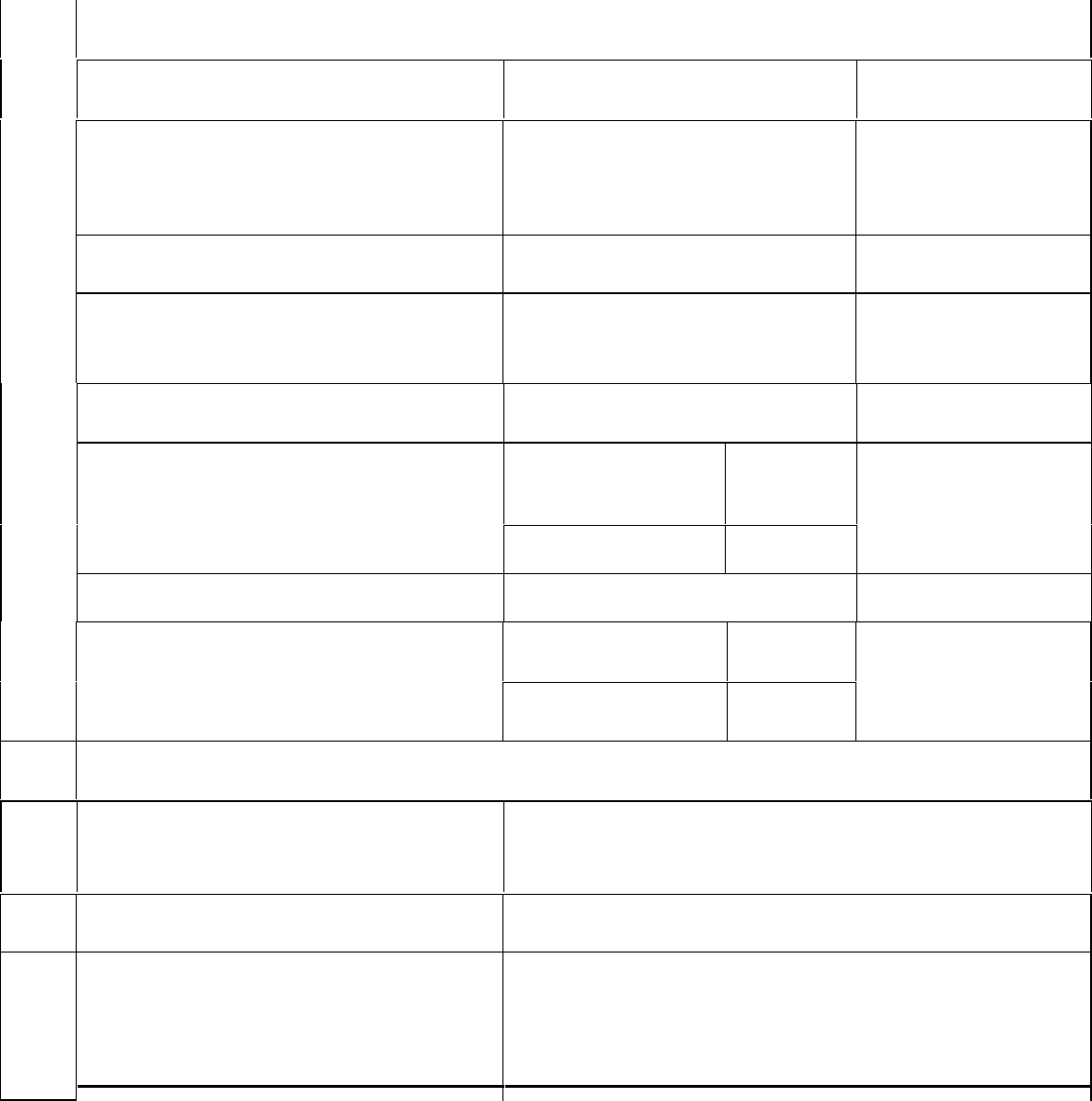
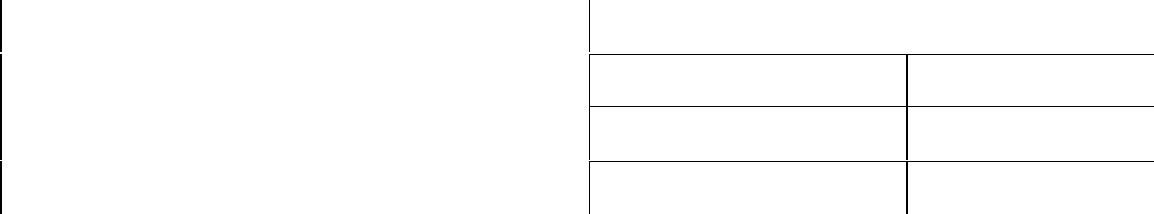
***Chairperson***

**Annexure-(QPR-2)**

**QUARTERLY PROGRESS REPORT (QPR-2)**

# FOR

**PLOTTED REAL ESTATE PROJECTS**



**Quarter for which information is provided Quarter ending (tick mark/Yes)**

**31st MAR, 2020**

**30th JUN, 2020**

**30th SEPT, 2020**

**31st DEC, 2020**

**Sr. Description Details Remarks**

**No.**

**1 Particulars of the Real Estate Project**

**Name of Project / Phase Name of the Promoter / Co-Promoter /Company/Firm**

Location of the Project Type of Project

(i)

**Total**

Plotted

**Area of Land**

**Registration No and Validity up to Regn. No. Validity**

Up to

**Date of Start**

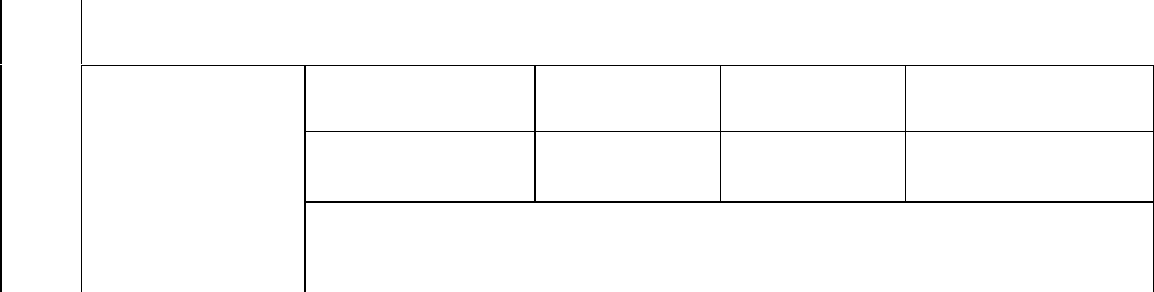
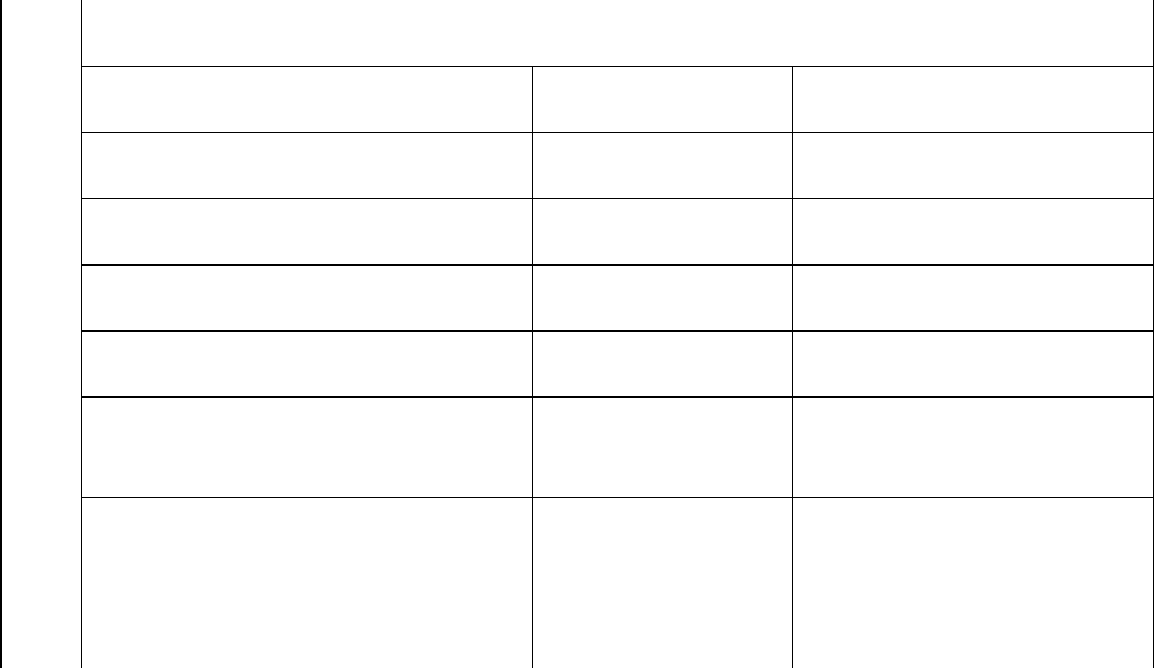
**Date and number of the approved Order No. Date plan by competent Authority.**

**2 Association of allottees**

**Name, of the Association of**

**Allottees Address**

**Registration No. & Date of registration certificate**



**3**

**Bank and Financial Details**

**Account No.**

**Account Name Name of the Bank Address of the bank**

**IFSC Code No.**

**Total amount in the account till the end of last quarter**

**Amount Deposited**

**Provide details about the source of inflow of cash, and attach extra sheet(s) as**

**Annexure, if required**

**Expenditure, if any**

**Provide details and attach extra sheet(s) as Annexure,if required**

**Total Amount in the account till the end of quarter under reference**

**Bank Loan , if any**

**Is project / part thereof pledged**

**with any collateral**

**Bank**

**or NBFC as**

**Provide details and attach extra sheet(s) as Annexure , if required**

**Provide details and attach extra sheet(s) as Annexure , if required**

**4**

**Details of the Inventory of the Project**

**Total Plots**

**(i)**

**Plots**

**Booked Plots**

**Remaining plots**

**Mortgage plot(s), if any**

**(ii)**

**Please provide a schematic sketch site layout plan on A-4 size of paper showing all**

**remaining plots with area of each respective plot and mentioning if the same is/are mortgaged (Please fill nil, if no plots in the project**



**open parking if any**

**Total Units**

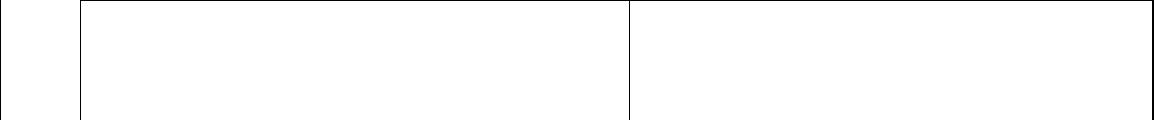
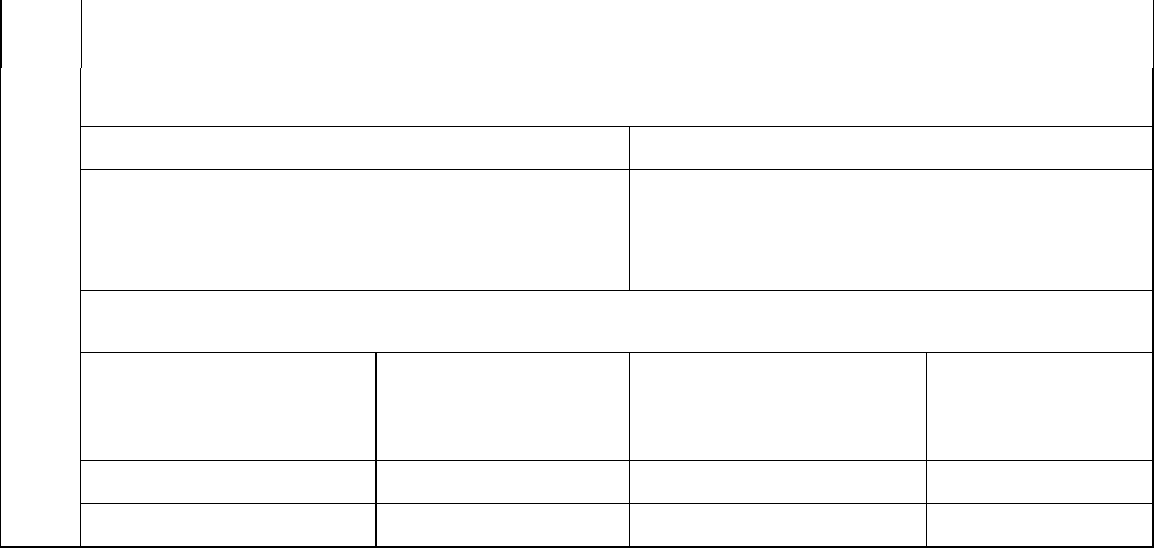
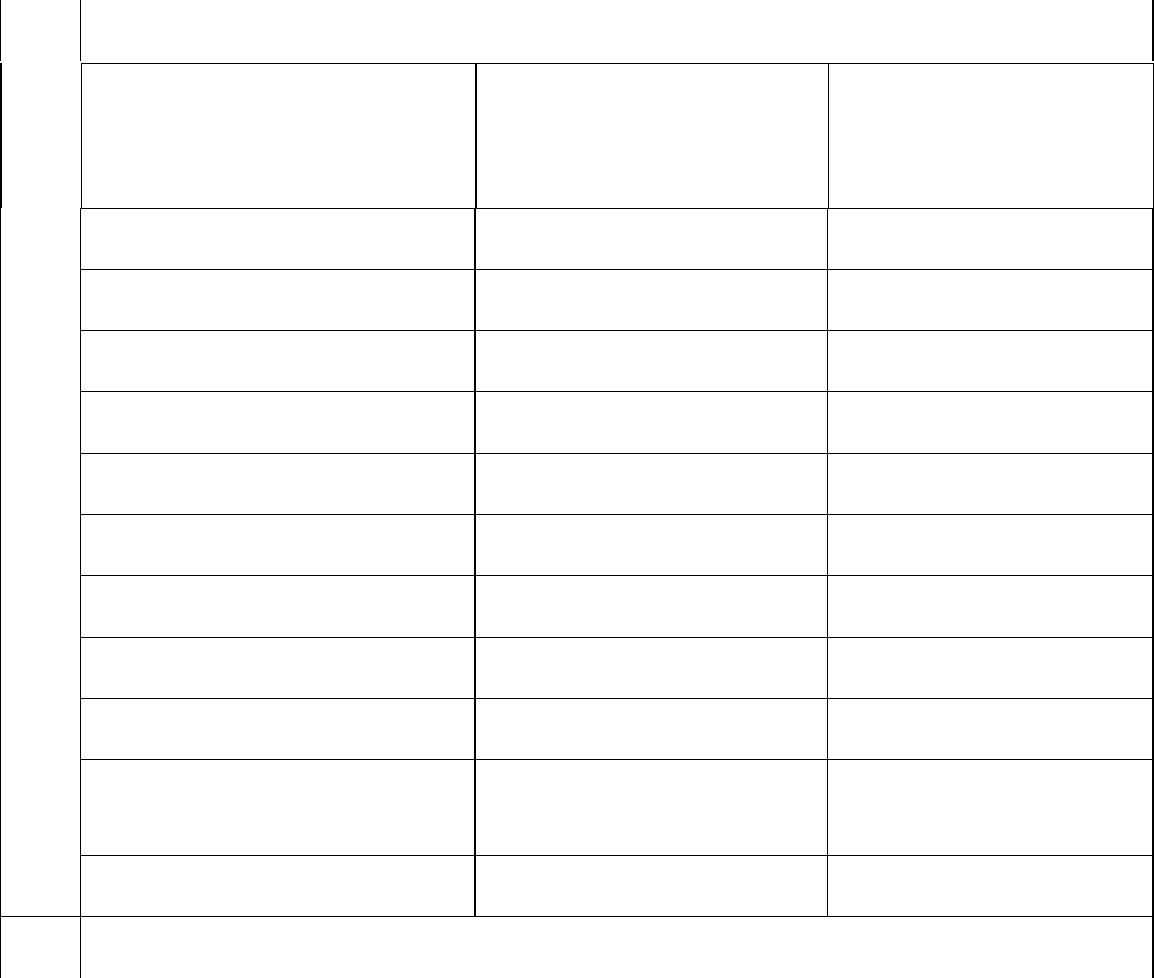
**Booked Units Remainin**

**g Units**

**Mortgage Units(s), if any**

* **Please provide a schematic sketch site layout plan on A-4 size of paper showing all Garages/ covered parking(s)with area and number of garages/ covered parking(s) and mentioning if the same is/ are mortgaged**
* **(Please fill nil, if no Garages in the project.)**

5 Status of completion of Infrastructure Development Type Status Remark



**(Completed/ underway/Yet to**

**be done/ not in the project)**

Boundary wall, gate(s) Roads/paths

Drainage Water Supply Electrification Sewerage Solid Waste Solar

Parking

Rain water collectionand harvesting

Green Area/Playground

Overall % of completion of the

project till date (%)

Miscellaneous

**List of Channel Partners( HP RERA Registered Agents), if any**

**Channel Partner’s Name(Agents) HP RERA Registration No.**

i)

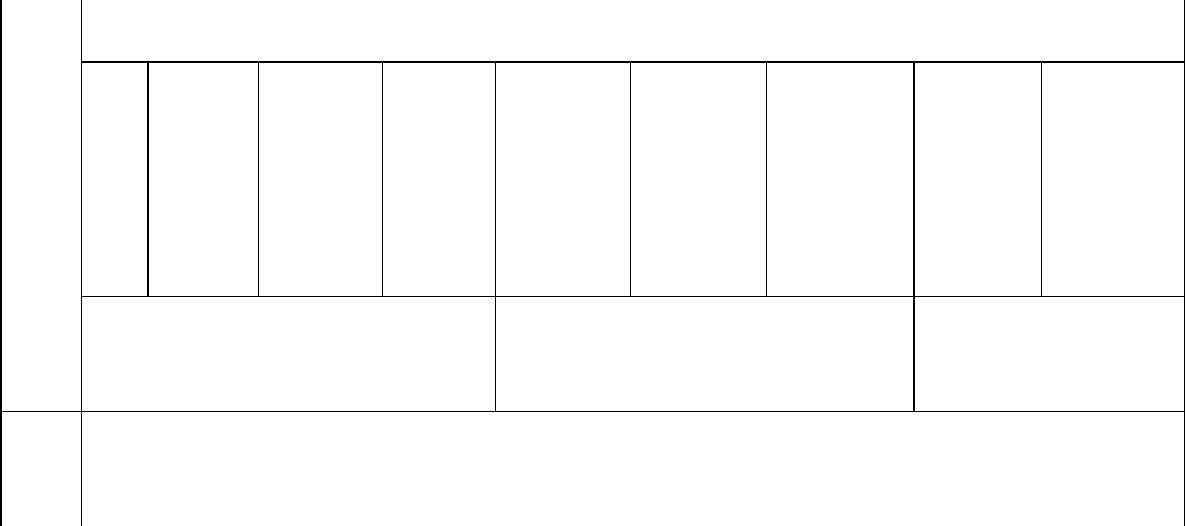
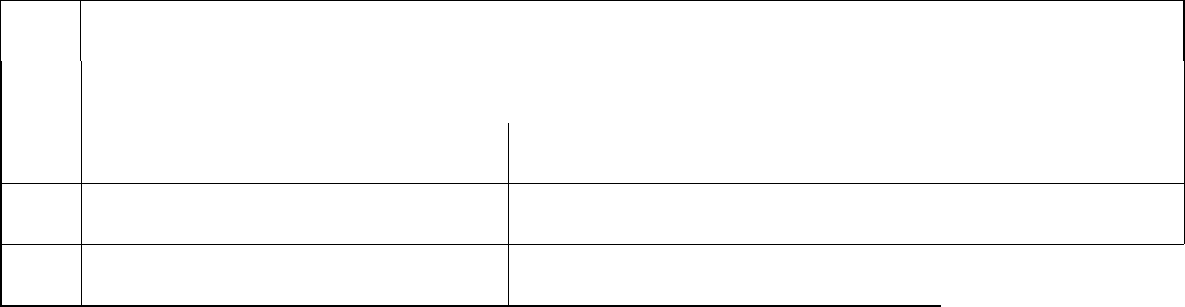
ii)

List of Legal cases, if any

|  |  |  |  |
| --- | --- | --- | --- |
| **Project** | **Name of Parties** | **Issue involved** | **Next date of** |
|  | **and Case No.** | **( in brief)** | **hearing and its** |
|  |  | **status** |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Sr.** | **Unit** | **Name of** | **Date of** | **Rate (per** | **Carpet** | **Sale value** | **Amount** |
| **No** | **No.** | **the** | **booking** | **Sft.)** | **Area of** | **of** | **collected** |
|  | **and** | **Allottee** |  |  | **the Unit** |  |
|  |  | **Optional** | **Unit** |  |
|  | **parking** |  |  | **and of** |  |
|  |  |  |  | **including** |  |
|  | **No. if** |  |  |  | **parking,** |  |
|  |  |  |  | **parking,** |  |
|  | **any** |  |  |  | **if allotted** |  |
|  |  |  |  | **(Optional)** |  |

Annexures:- 1)



**Summary of Allottees and Sale Report during the quarter**

**Total amount**

**Collected in the quarter for all units**

**(in Rs. )**

**Optional**

**I /we**  **(Promoter name) have issued …… (No. of) Allotment**

**letters in this quarter as per the format, prescribed by the Authority**

**6**

**Latest Site Update through Media Gallery**

**Please attach photographs of the units and facilities**

2)

Place: Date:

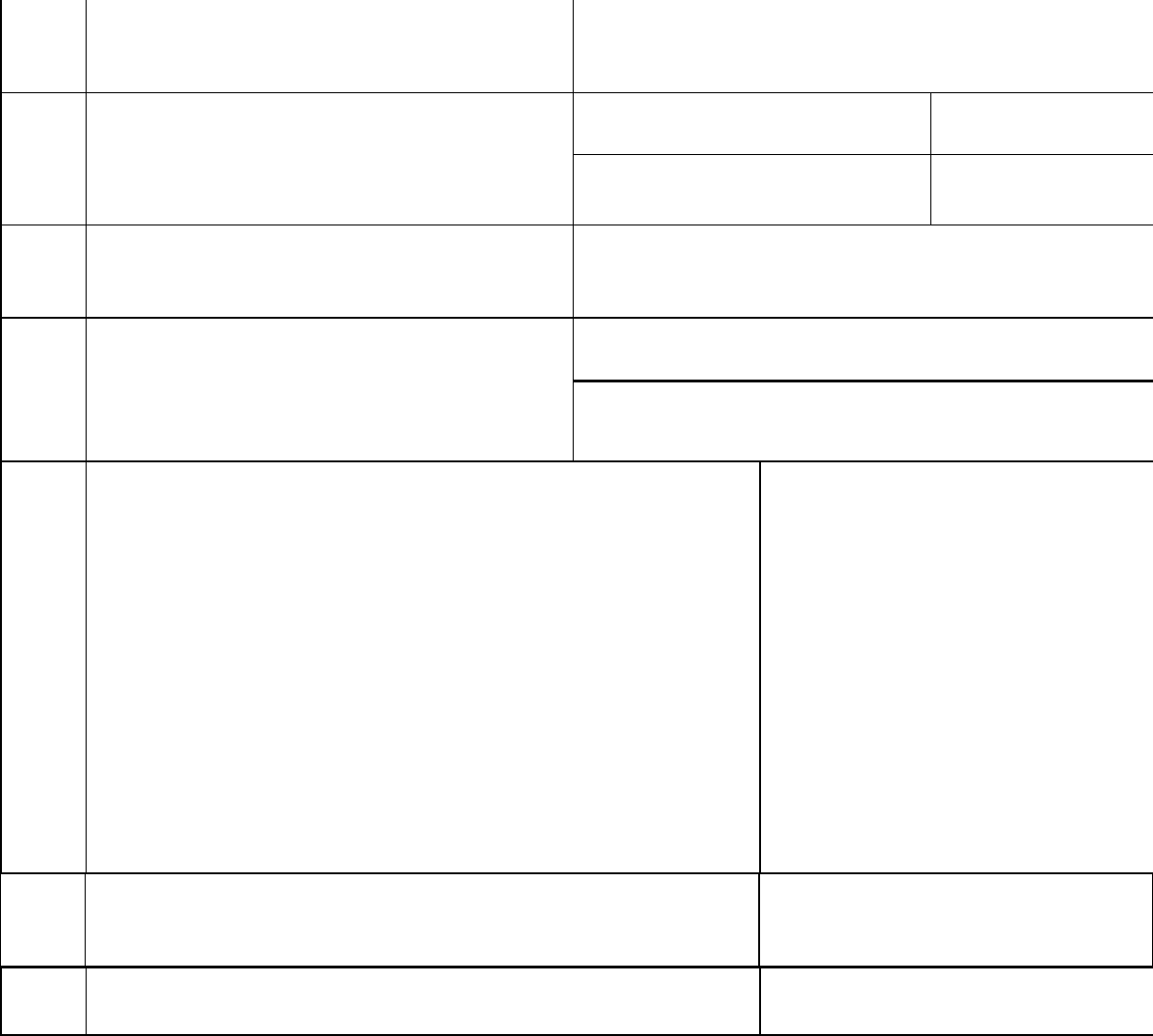
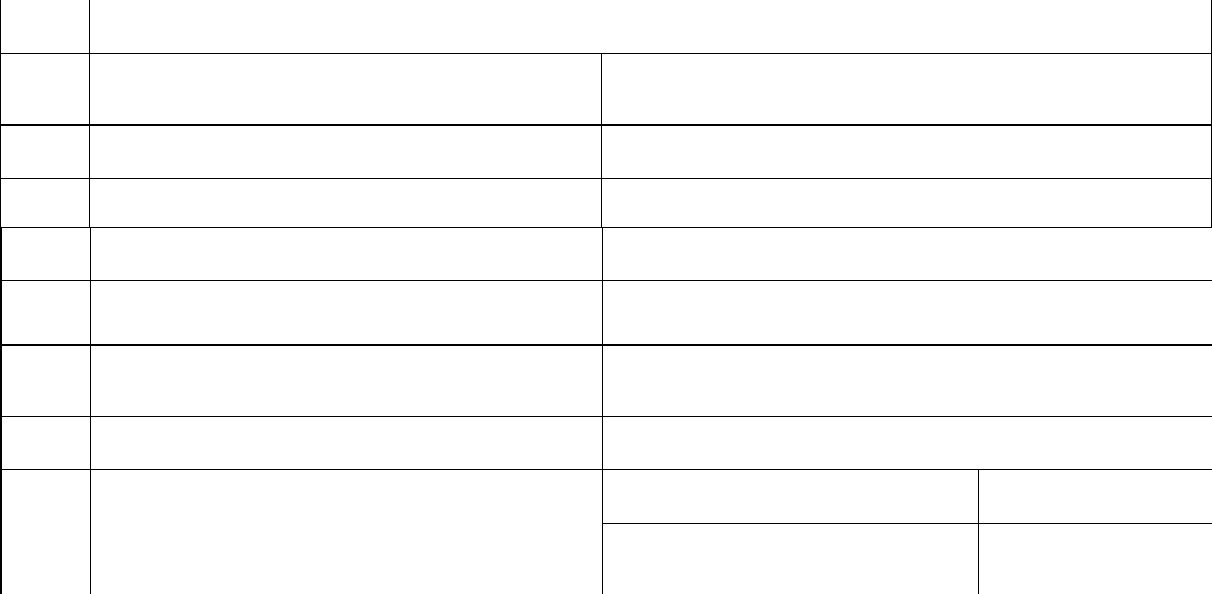
**(Name of the authorized Signatory of the Project)**

Complete Address

Annexure-(APR-2)

# ANNUAL PROGRESS REPORT (APR-2)

1. **PARTICULARS OF THE REAL ESTATE PROJECT**



**Sr. Particulars Details**

No.

* 1. **Name of the Real Estate Project**
  2. **Phase of the Real Estate Project**
  3. **Name of the Promoter Name Name of the co- Promoter(s)**

**\*Add more rows to disclose all co - promoters**

* 1. **Total area of the Real Estate Project / Phase**
  2. **Location of the Real Estate Project**
  3. **Type of the Real Estate Project or Phase of the Real Estate Project**
  4. **Registration No. of the Real Estate Project**
  5. **Validity of Registration Certificate**
  6. **Date of Start of the Real Estate Project**

**/ Phase of the Real Estate Project**

* 1. **Year for which information is provided**

**Residential Plotted Colony**

**Residential Development Project**

**Commercial Development Project**

**Mix Land Use Development Project**

**Valid from Valid up to**

**Financial Year**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **1.11** | **Detailed Annual Statement of Account by Statutory** | | **Specimen** | **Annexure** | **-1** |
|  | **Auditor of the Promoter** | | **attached** |  |  |
|  | **i)** | **(Not to be submitted for those real estate projects, the** |  |  |  |
|  |  | **completion plan of which has been approved by the** |  |  |  |
|  |  | **competent authority )** |  |  |  |
|  | **ii)** | **(Not to be submitted for those plotted projects, in**  **which** |  |  |  |
|  |  | **number of plots are less than 10)** |  |  |  |
| **1.12** | **Detailed Summary of Allottees and Sale Report up to the** | | **Specimen** | **Annexure** | **-2** |
|  | **end of the financial year** | | **attached** |  |  |
| **1.13** | **Overall % of completion of the project till date** | |  | **(%)** |  |

Place: Date:

**(Name of the authorized Signatory of the Project)**

Complete Address

# ANNEXURE-1

1. **(Not to be submitted for those real estate projects, the completion plan of which has been approved by the competent authority)**
2. **(Not to be submitted for those plotted projects, in which number of plots are less than 10)**

# ON THE LETTER HEAD OF THE CHARTERED ACCOUNTANT (WHO IS STATUTARY AUDITOR OF THE PROMOTER’S COMPANY/FIRM)

**CHARTERED ACCOUNTANT’S CERTIFICATE**

**(ANNUAL REPORT ON STATEMENT OF ACCOUNTS)**

Name of the Promoter

Name of the Real Estate Project HP RERA Registration No…………………………………………

From 01st April …………………..to 31st March ……………………

Separate Bank Account with ………………………….Bank Branch,

City…………………………………………………..

Account No……………………………………………………. IFSC Code……………………………………………………….

Subject:- Certificate of Statement of Accounts on project fund utilization and withdrawal by promoter for the period from to

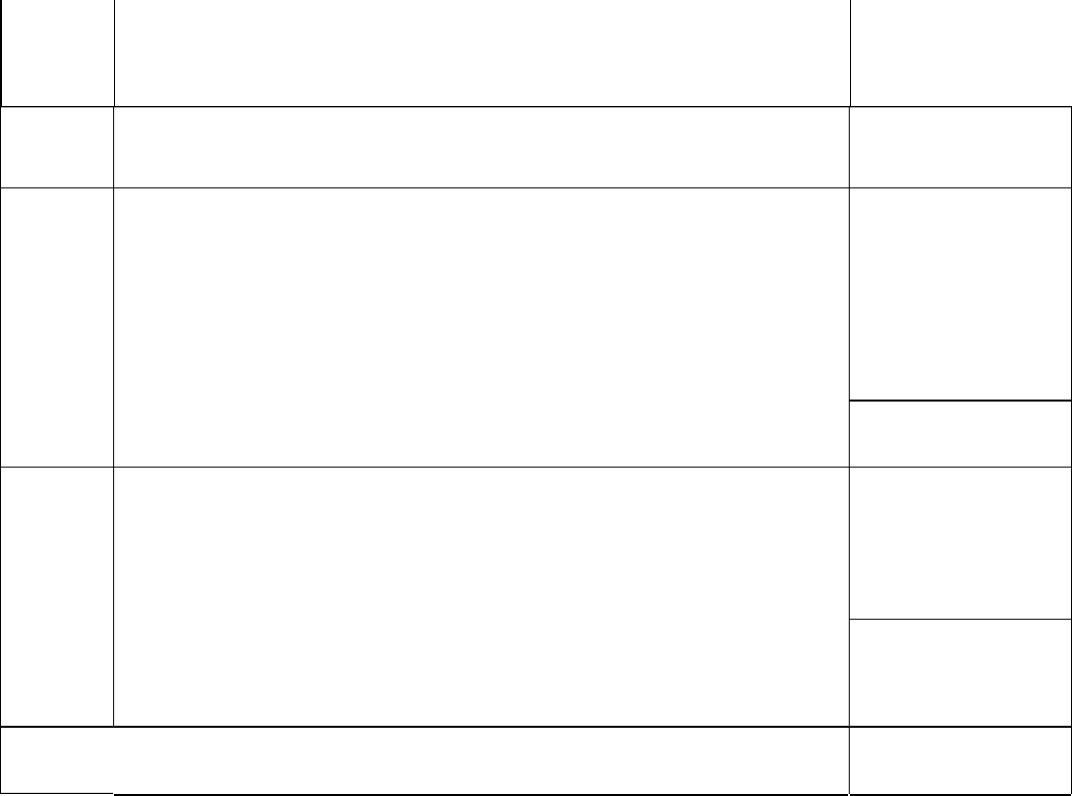
**…………………………..……….**

**1. This Certificate is issued in accordance to the provisions as defined under point (D) of clause**

**(l) of sub-section (2) section 4 of the Real Estate (Regulation and Development) Act, 2016.**

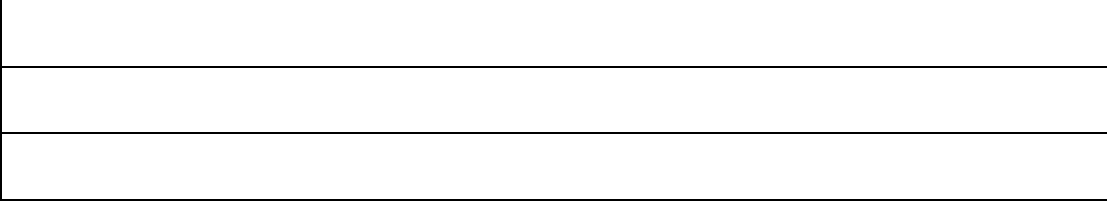
1. **I/We have obtained all necessary information and explanation from the Company, during the course of our audit, which in my / our opinion are necessary for the purpose of this Certificate.**
2. **I/We hereby confirm that I/we have examined the prescribed registers, books and documents, and relevant records of ………………….(Promoter) for the period ended and hereby certify that in respect of the Real Estate Project titled** **(Name of the**

**Real Estate Project……………) HP RERA Registration No…** **located at**

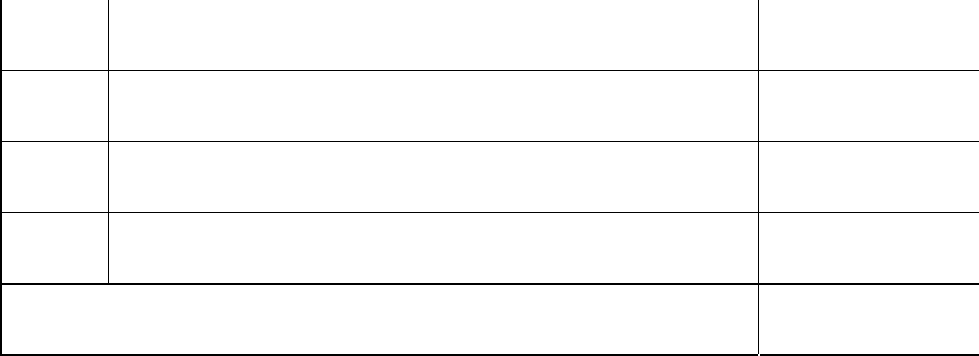
… as under:-

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Sr.** |  |  | **Particulars** | | **Amount** |
| **No** |  |  |  |  | **(Rs.)** |
| **A.** | **Opening Balance as on ………………..** | | | |  |
| **(A)** | | | | | |
| **B.Add:- Receipts during the following Quarters** | | | | | |
|  | **1.** | **April to June 19……………………** | | |  |
|  | **2.** | **July to September 19……………..** | | |  |
|  | **3.** | **October to December 19………….** | | |  |
|  | **4.** | **January to March 19……………….** | | |  |
| **Sub-Total (B)** | | | | | |
| **C.Less- Withdrawals during the following Quarters** | | | | | |
| **1. April to June 19…………………….** | | | | | |
|  | **2.** | **July to September 19………………** | | |  |
|  | **3.** | **October to December 19………….** | | |  |
|  | **4.** | **January** | **to** | **March** | **19…………** |
|  | **Clo** | **Sub-Total (C)**  **sing Balance (A+B-** | | **C)** |  |

1. **We certify that the above Table correctly represents the deposits in and withdrawals from the Separate Bank Account of the Real Estate Project.**
2. **We certify that procedure and stipulations as prescribed under HP RERA in respect of deposits and withdrawal from the Separate Bank Account have been fully complied /partially complied / not complied as under:-**

Details of Non–Compliance, if any

1. **The cost incurred during the reporting period is correctly tabulated as under:-**



**S.N.**

**Particulars**

**Amount (Rs.)**

**A.**

**Estimated cost of the Real Estate Project**

**B.**

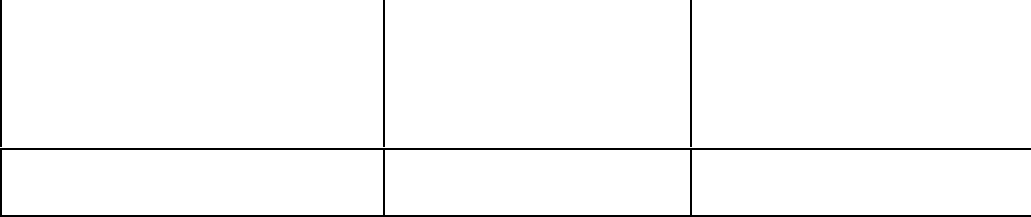
**Cost incurred prior to present Certificate**

**C.**

**Cost incurred during reporting period**

**D.**

**Total expenditure Incurred**

1. **This is to further certify that the percentage (financial) completion of the project is as under:-**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **% (Financial)** | **of** | **%** | **(Financial)** | **%** | **(Financial)** |
| **Completion at the start of** | | **Completed during the** | | **Completion as at the end** | |
| **the reporting period** |  | **reporting period** | | **of the period.** |  |

**Place:**

**Date:**

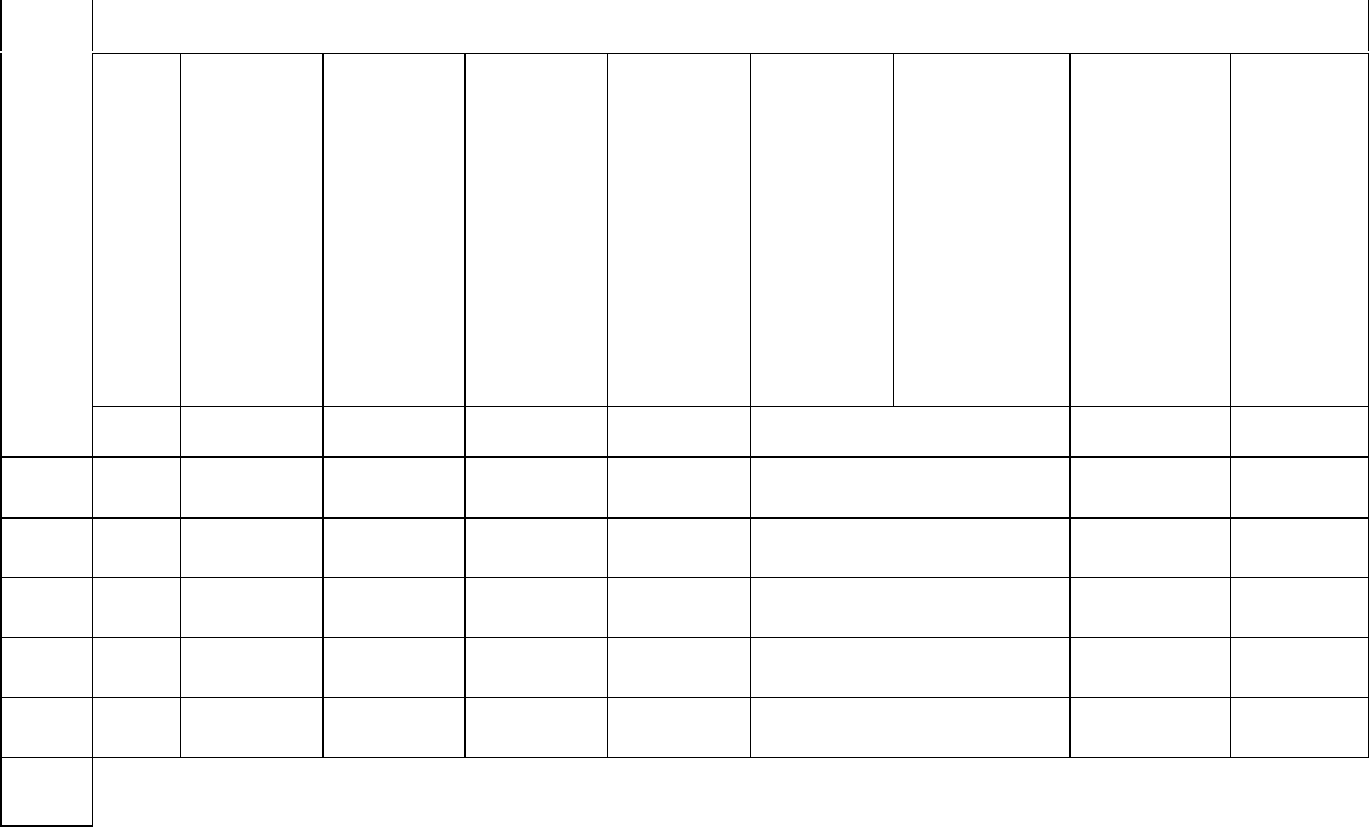
**(Signature and Stamp / Seal of the Signatory CA) Name : Full Address: Membership No.**

**CA Unique document identification**

**number (UDIN No**)

**Mobile No. Email:**

# ANNEXURE -2



**Amount Total**

**collected amount**

**( in %) collected**

**(Optional) (in Rs.)**

**(Optional)**

**\***

**\***

**\***

**\***

**\***

**\***

\* **Add more rows to enter details of all bookings in the Quarter Note- 1 sqm. =10.76 sft.**

**I /we ……….(Promoter name ) have issued ……( No. of ) Allotment letters in this quarter as per the format,**

**prescribed by the Authority.**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **9.3** |  | **Summary of Allottee and Sale Report during the financial year** | | | | | | |
| **Sr.** | **Unit No.** | **Name** | **of Date** | **of** | **Rate** | **Carpet** | **Sale value** | **of** |
| **No.** | **and** | **the** | **booking** | **of main unit** | | **Area of the** | **Unit including** | |
|  | **parking** | **Allottee** |  |  | **and of** | **Unit and of** | **parking,** |  |
|  | **no. if any** |  |  | **parking if** | | **parking, if** | **balcony** | **&** |
|  |  |  |  |  | **allotted** | **allotted** | **terrace,** | **if** |
|  |  |  |  |  | **(per sft.)** |  | **allotted** |  |
|  |  |  |  | **(Optional)** | |  | **(Optional)** |  |

Place: Date:

**(Signature & Name of the authorized Signatory of the Project)**

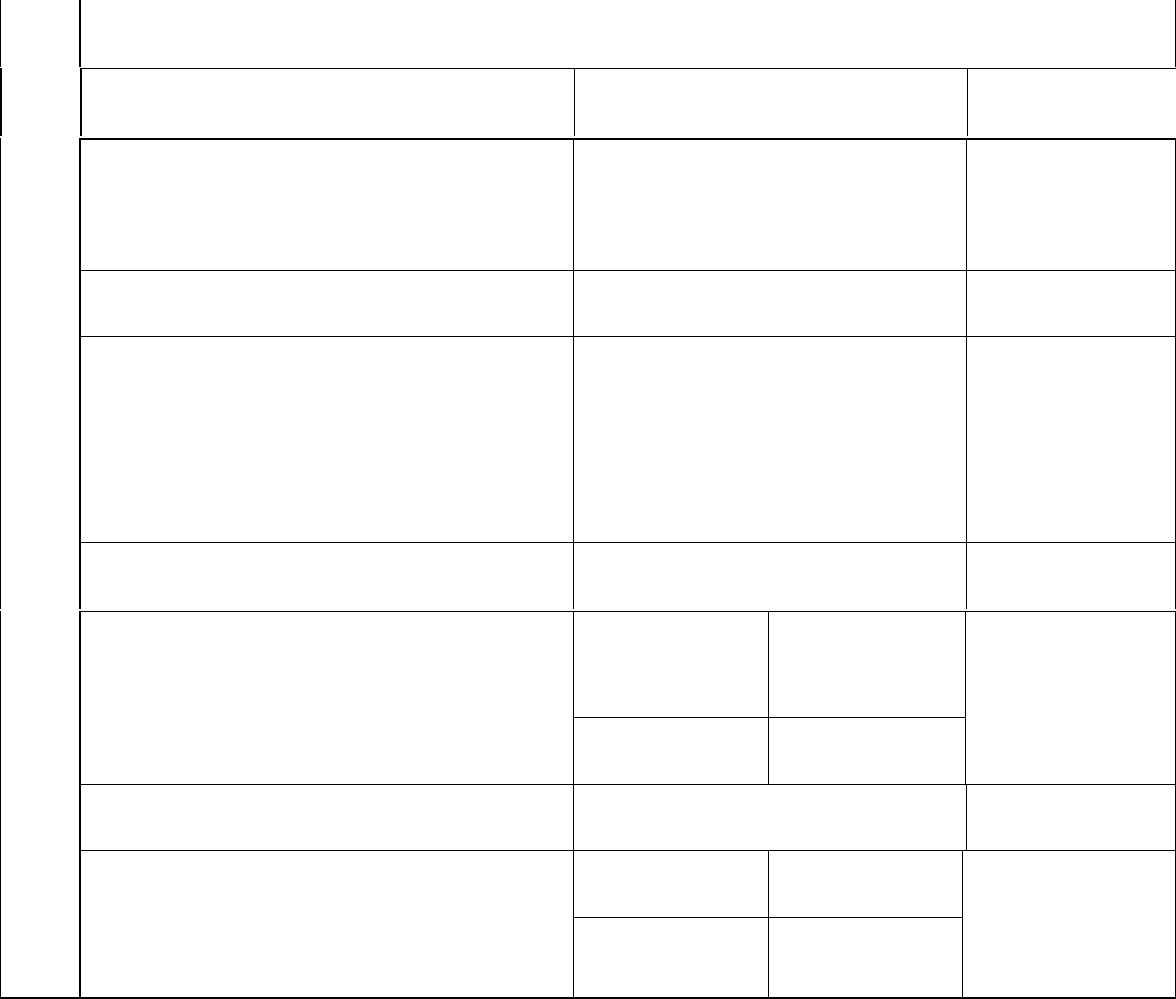
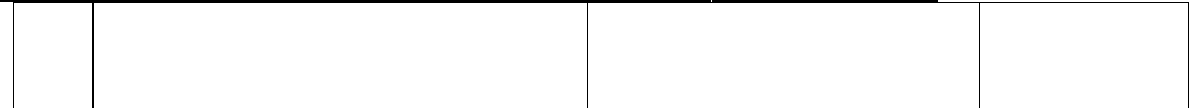
Complete Address:

Annexure – (QPR-3) QUARTERLY PROGRESS REPORT (QPR-3)

# FOR

**COMPLETED REAL ESTATE PROJECTS**

**(Applicable only for those real estate projects, the completion plan of which is approved by the competent authority)**



**Quarter for which information is provided Quarter ending (tick mark/Yes)**

**31st MAR, 2020**

**30th JUN, 2020**

**30th SEPT, 2020**

**31st DEC, 2020**

**Sr. Description Details Remarks**

**No.**

**1 Particulars of the Real Estate Project**

**Name of Project / Phase Name of the Promoter / Co-Promoter /Company/Firm**

Location of the Project Type of Project

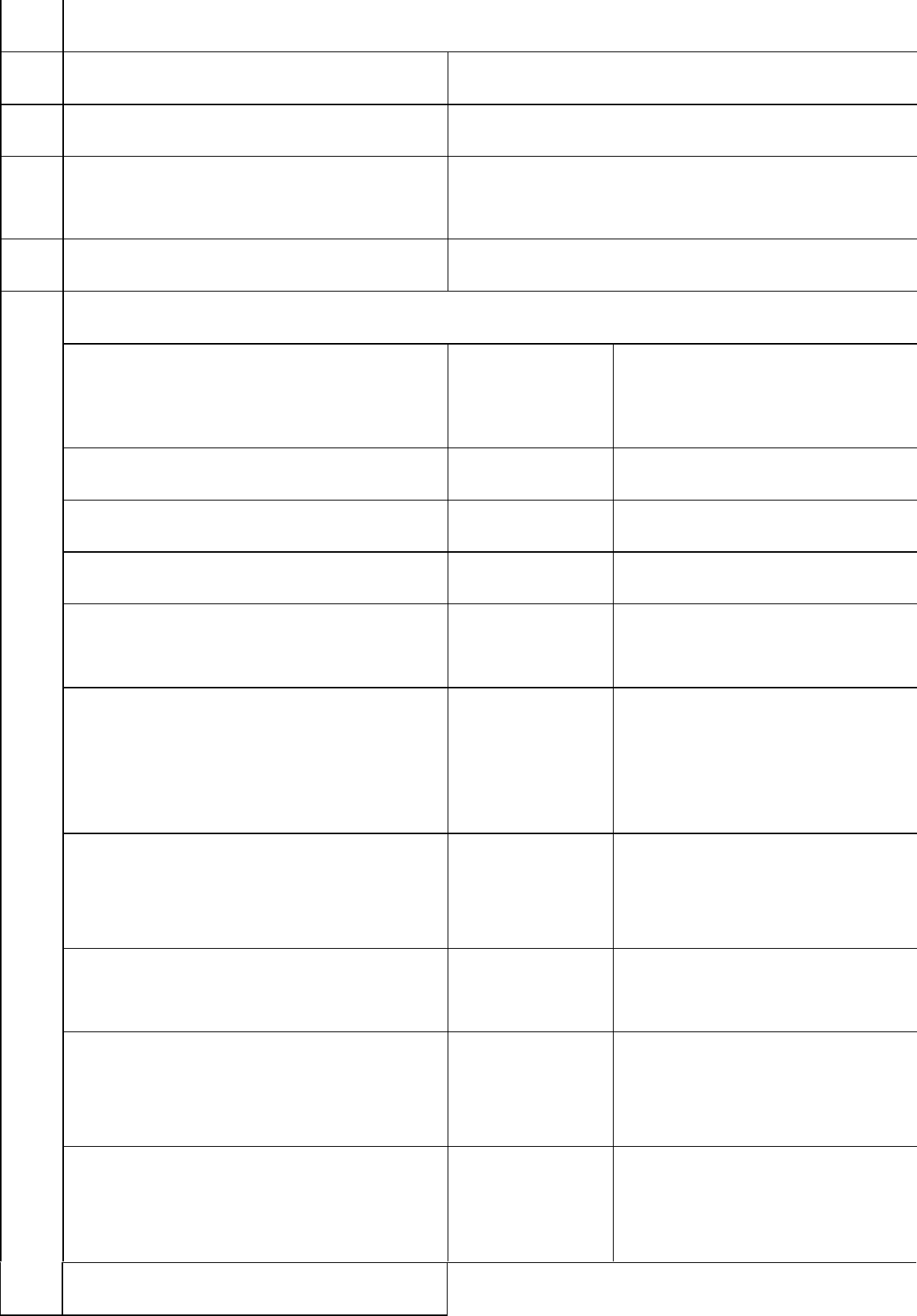
1. **Plotted**
2. **Residential**
3. **Commercial**
4. **Mix Land Use Total Area of Land**

Registration No and Validity up to Regn No. Validity Up to

Date of Start

Date of completion with approval Order No. Date number of completion plan by competent Authority.

2 Association of allottees Name, of the Association of Allottees



|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Address** |  |  |  |  |  |
| **Registration No. & date of regn** | | | | | |
| **certificate** |  |  |  |  |  |
| **3** | **Bank and Financial Details** |  |  |  |  |
| **Account No.** |  |  |  |  |  |
| **Account Name** |  |  |  |  |  |
| **Name of the Bank** |  |  |  |  |  |
| **Address of the bank** |  |  |  |  |  |
| **IFSC Code No.** |  |  |  |  |  |
| **Total amount in the account till the end** | | | | | |
| **of last quarter** |  |  |  |  |  |
| **Amount Deposited** | **Provide** | **details** | **about** | | **the** |
| **source of inflow of cash, and** | | | | | |
|  | **attach** | **extra** | **sheet(s)** | | **as** |
| **Annexure, if required** | | | | | |
| **Expenditure, if any** | **Provide** | **details** | **and** | **attach** | |
| **extra sheet(s) as Annexure, if** | | | | | |
|  | **required** |  |  |  |  |
| **Total Amount in the account till the** | | | | | |
| **end of quarter under reference** | | | | | |
| **Bank Loan , if any** | **Provide** | **details** | **and** | **attach** | |
|  | **extra sheet(s) as Annexure , if** | | | | |
|  | **required** |  |  |  |  |

**Is project / part thereof pledged with any Bank or NBFC as collateral**

Provide details and attach extra sheet(s) as Annexure , if required

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  | **13** |  |  |
| **4** | **Details of the Inventory of the Project** | | |  |
|  | **Total Plots** | **Booked Plots** | **Remaining** | **Mortgage** |
|  |  |  | **plots** | **plot(s), if any** |

1. **Plots**

**Please provide a schematic sketch site layout plan on A-4 size of paper showing all remaining plots with area of each respective plot and mentioning if the same is/are mortgaged**

**Please fill nil, if no plots in the project**

1. **Flats**

**Total Flats Booked Flats Remaining**

Flats

**Mortgage Flats(s), if any**

**Please provide a schematic sketch site layout plan on A-4 size of paper showing all blocks/ towers with number of remaining flat(s) with area and number of each respective flat(s) and mentioning if the same is/ are mortgaged**

**Please fill nil, if no flats in project**

1. **Cottages**

**Total Flats Booked Flats Remaining**

Flats

**Mortgage Flats(s), if any**

**Please provide a schematic sketch site layout plan on A-4 size of paper showing all cottage(s)with area and number of Cottage(s) and mentioning if the same is / are mortgaged**

**Please fill nil, if no cottages in the project**

1. **Commercial**

**Units(Shops/ offices/Comme rcial flat)**

**Total Units Booked Units Remaining**

Units

**Mortgage Units(s), if any**

**Please provide a schematic sketch site layout plan on A-4 size of paper showing all commercial unit(s)with area and number of unit(s) and**

**mentioning if the same is/ are mortgaged Please fill nil, if no commercial unit(s) in the project**

**Garages/**

1. **covered**

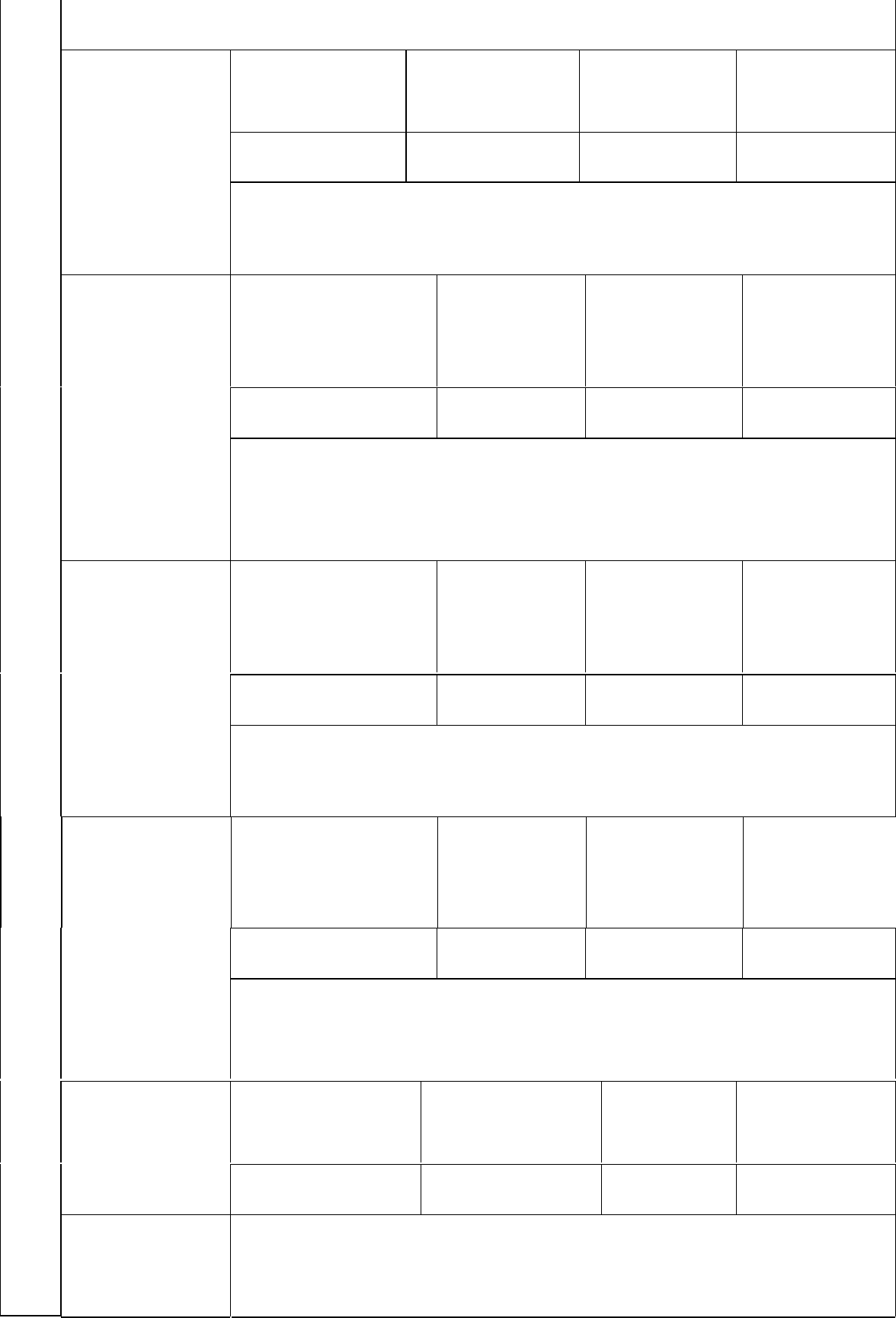
**parking**

**Total Units Booked Units Remaining**

Units

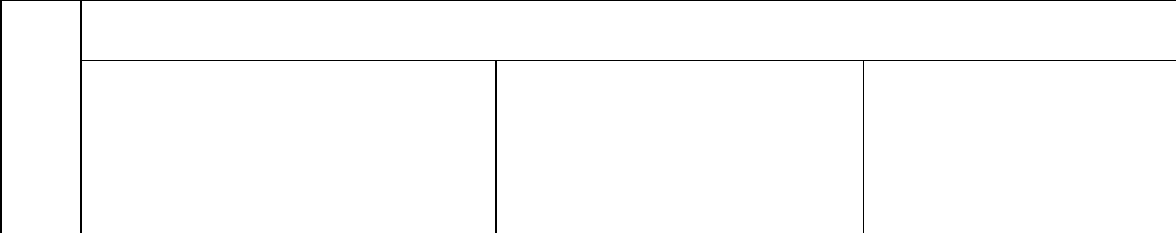
Mortgage

**Units(s), if any**



**Please provide a schematic sketch site layout plan on A-4 size of paper showing all Garages/ covered parking(s)with area and number of garages/ covered parking(s) and mentioning if the same is/ are mortgaged.**

**Please fill nil, if no Garages in the project**



**vi)**

**HANDING OVER OF COMMON AREAS AND FACILITIES, IF ANY**

**list of common areas and**

**Date of Handing over to**

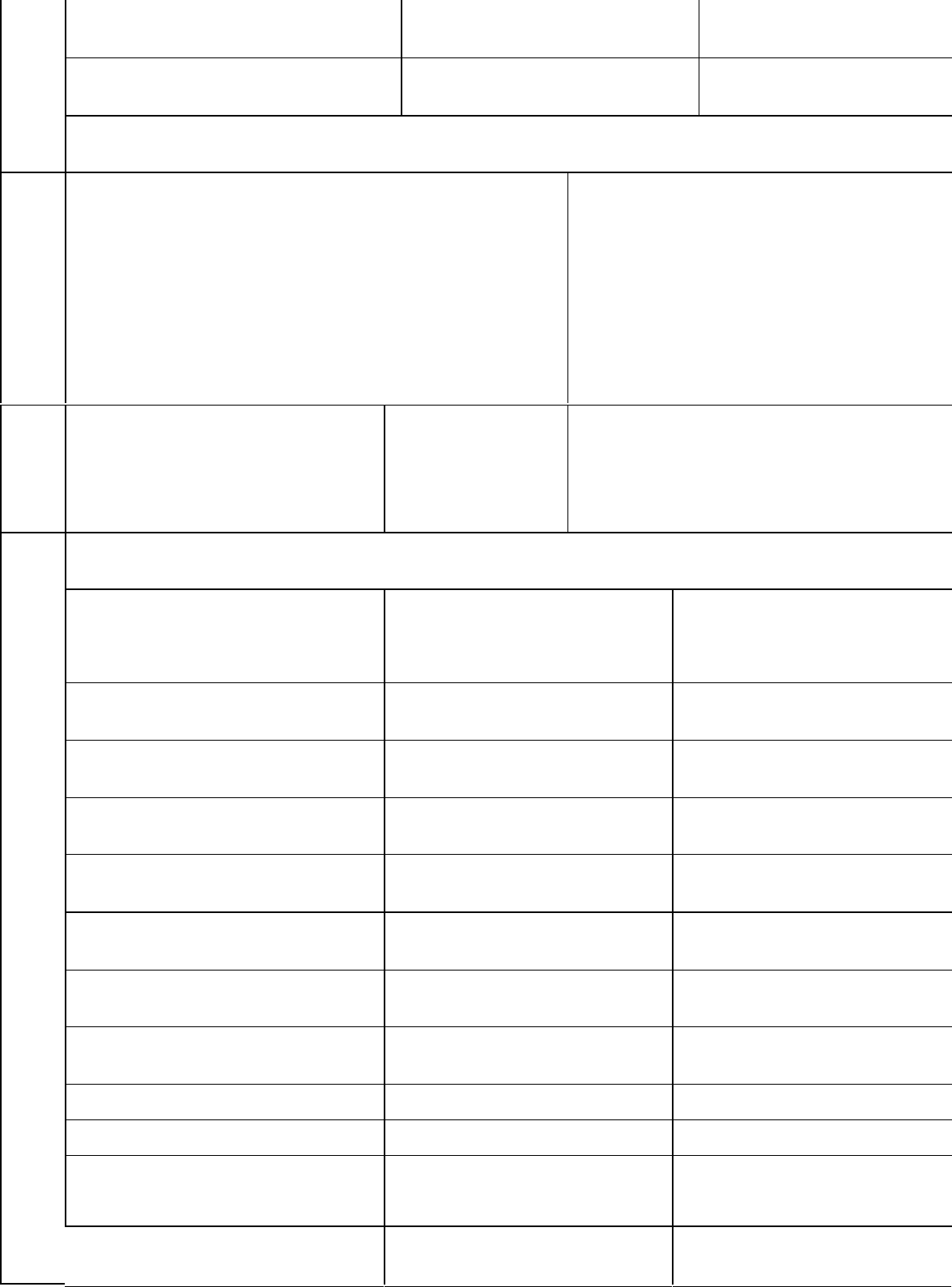
**Likely Date of handing**

**services being provided the over /Remarks, if any**

**Association of Allottee**

|  |  |
| --- | --- |
| **(vii)** | **MAINTENANCE CHARGES** |

Who is facility provider/ managing the services/ facilities, presently



**Charges per month / per annum for services being provided, as mentioned at serial no. 6 with breakup of charges for each service and tax/GST component .Attach the details as Annexure -**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Promoter/ service provider on** | | **Whether** | **by** |  |
| **behalf of the promoter** | | **Association** | **of** |  |
|  |  | **Allottee** |  |  |
| **5** | **Status of completion of Infrastructure Development** | | | |
|  | **Type** | **Status** | | **Remark** |

Boundary wall, gate(s) Roads/paths

Drainage Water Supply Electrification Sewerage Solid Waste

Solar Parking

Rain water collectionand

harvesting

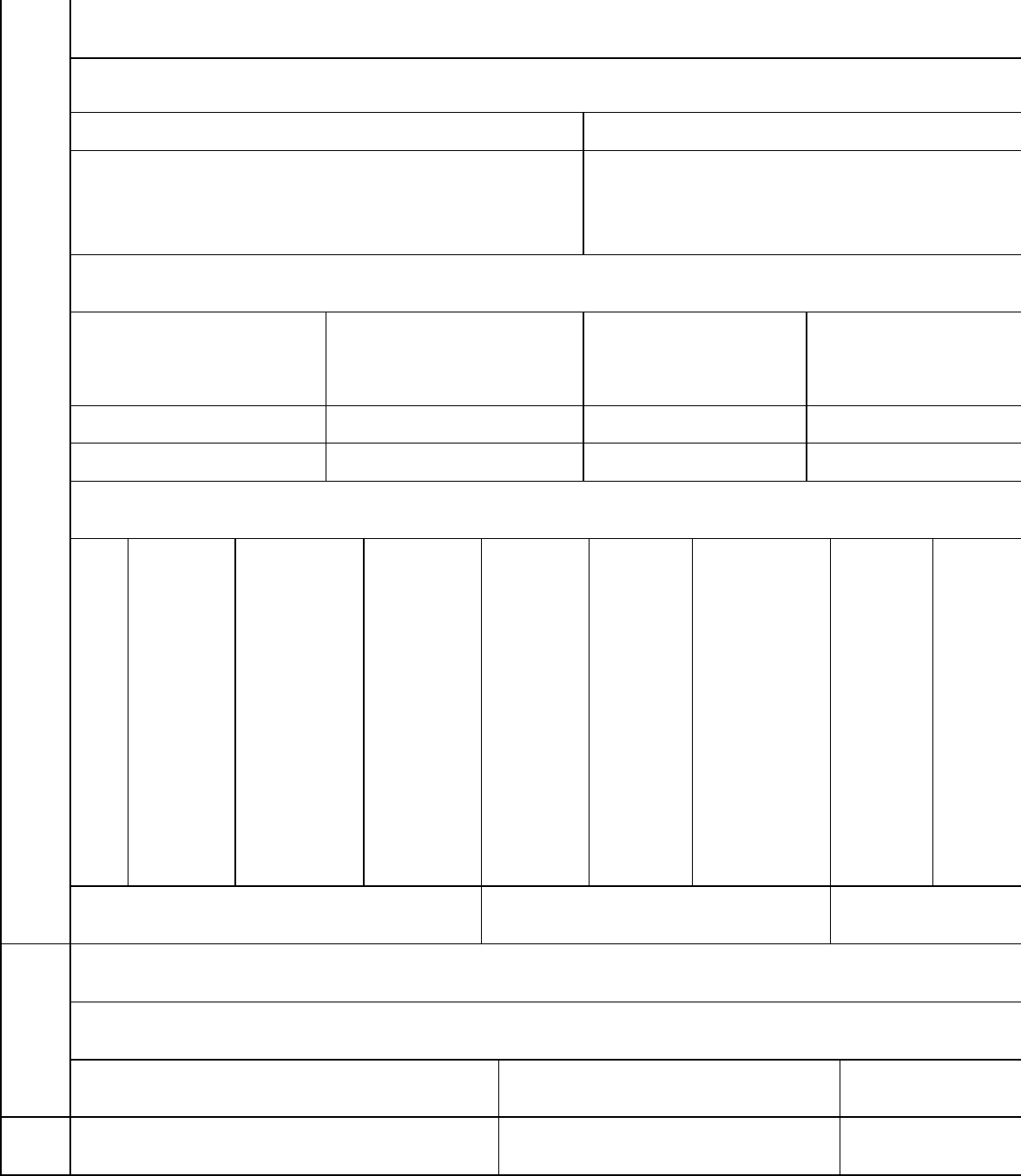
**(Completed/ underway/Yet to be done/ not in the project)**

Green Area/Playground

|  |  |  |  |
| --- | --- | --- | --- |
| **Project** | **Name of Parties and** | **Issue involved** | **Next date of** |
|  | **Case No.** | **( in brief)** | **hearing and its** |
|  |  | **status** |

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Sr.** | **Unit** | **Name of** | **Date of** | **Rate** | **Carpet** | **Sale value** | **Amount** | **Total** |
| **No** | **No.** | **the** | **booking** | **(per** | **Area** | **of** | **Collecte** | **amoun** |
| **.** | **and** | **Allottee** |  | **Sft.)** | **of the** | **Unit** | **d** | **t** |
|  | **parking** |  |  | | **Unit** |  |
|  | **Optiona** | | **including** | **Option** | **Collect** |
|  | **No. if** |  | **l** |  | **and of** | **parking,** | **ed in** |
| **al** |
|  | **any** |  |  |  | **parkin** |  | **the** |
| **(Optional** |  |
|  |  |  |  |  | **g, if** |  | **quarter** |
| **)** |  |
|  |  |  |  |  | **allotte** |  | **for all** |
|  |  |  |  |  | **d** | |  | **units** |
|  |  |  | | | | |  | **(in Rs.** |
|  |  |  | | | | |  | **)** |
|  |  |  | | | | |  | **Optio** |
|  |  |  | | | | |  | **nal** |
| **6** |  | **Latest Site Update through Media Gallery** | | | | |  |  |

Annexures:- 1)



**Miscellaneous**

**List of Channel Partners( HP RERA Registered Agents)**

**Channel Partner’s Name(Agents)**

**HP RERA Registration No.**

**i)**

**ii)**

**List of Legal cases, IF ANY**

**Summary of Allottees and Sale Report during the quarter**

**Please attach photographs of the units and facilities**

2)

Place:

Date:

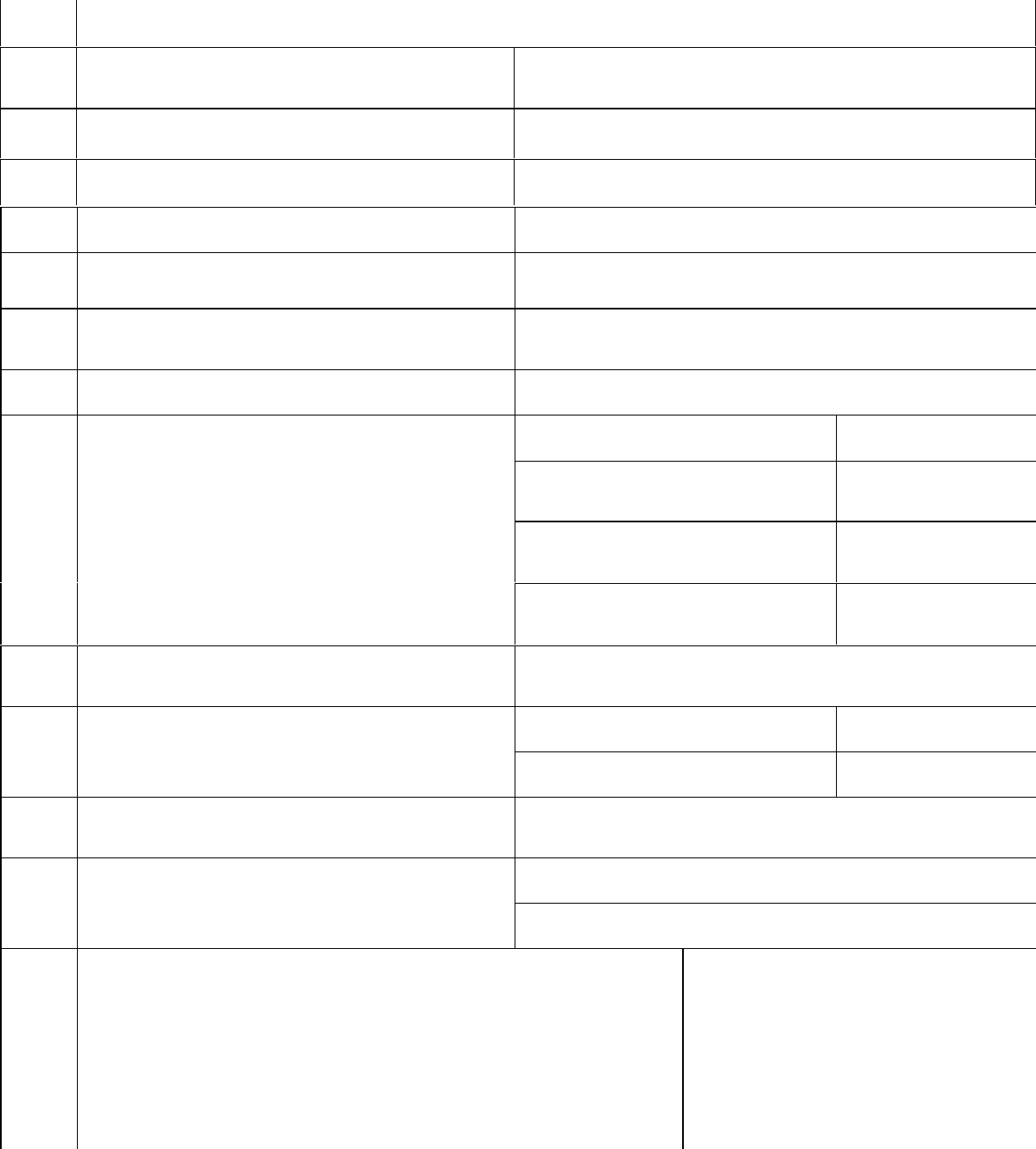
( Name of the authorized Signatory of the

Project) Complete Address

Annexure-(APR-3)

# ANNUAL PROGRESS REPORT (APR-3)

1. **PARTICULARS OF THE REAL ESTATE PROJECT**



**Sr. Particulars Details**

No.

* 1. **Name of the Real Estate Project**
  2. **Phase of the Real Estate Project**
  3. **Name of the Promoter Name of the co- Promoter(s)**

**\*Add more rows to disclose all co -promoters**

* 1. **Total area of the Real Estate Project / Phase**
  2. **Location of the Real Estate Project**
  3. **Type of the Real Estate Project or Phase of the Real Estate Project**
  4. **Registration No. of the Real Estate**

Project

* 1. **Validity of Registration Certificate**
  2. **Date of Start of the Real Estate Project**

**/ Phase of the Real Estate Project**

* 1. **Year for which informationis**

provided

Residential Plotted Colony

ResidentialDevelopment Project

Commercial Development Project

**Mix Land Use**

Development Project

**Valid from Valid up to**

Financial Year

|  |  |  |  |
| --- | --- | --- | --- |
| **1.11 Detailed Annual Statement of Account by Statutory** | **Specimen** | **Annexure** | **-1** |
| **Auditor of the Promoter** | **attached** |  |  |

* + 1. **(Not to be submitted for those real estate projects, the completion plan of which has been approved by the competent authority )**
    2. **(Not to be submitted for those plotted projects, in which number of plots are less than 10)**

|  |  |  |  |
| --- | --- | --- | --- |
| **1.12 Detailed Summary of Allottees and Sale Report up to the** | **Specimen** | **Annexure** | **-2** |
| **end of the financial year** | **attached** |  |  |

Place: Date:

(Name of the authorized Signatory of the Project) Complete Address

# ANNEXURE-1

1. **(Not to be submitted for those real estate projects, the completion plan of which has been approved by the competent authority )**
2. **(Not to be submitted for those plotted projects, in which number of plots are less than 10)**

# ON THE LETTER HEAD OF THE CHARTERED ACCOUNTANT (WHO IS STATUTARY AUDITOR OF THE PROMOTER’S COMPANY/FIRM)

**CHARTERED ACCOUNTANT’S CERTIFICATE**

**(ANNUAL REPORT ON STATEMENT OF ACCOUNTS)**

Name of the Promoter

Name of the Real Estate Project HP RERA Registration No…………………………………………

From 01st April …………………..to 31st March ……………………

Separate Bank Account with ………………………….Bank Branch,

City…………………………………………………..

Account No……………………………………………………. IFSC Code……………………………………………………….

Subject:- Certificate of Statement of Accounts on project fund utilization and withdrawal by promoter for the period from to

**……………………….**

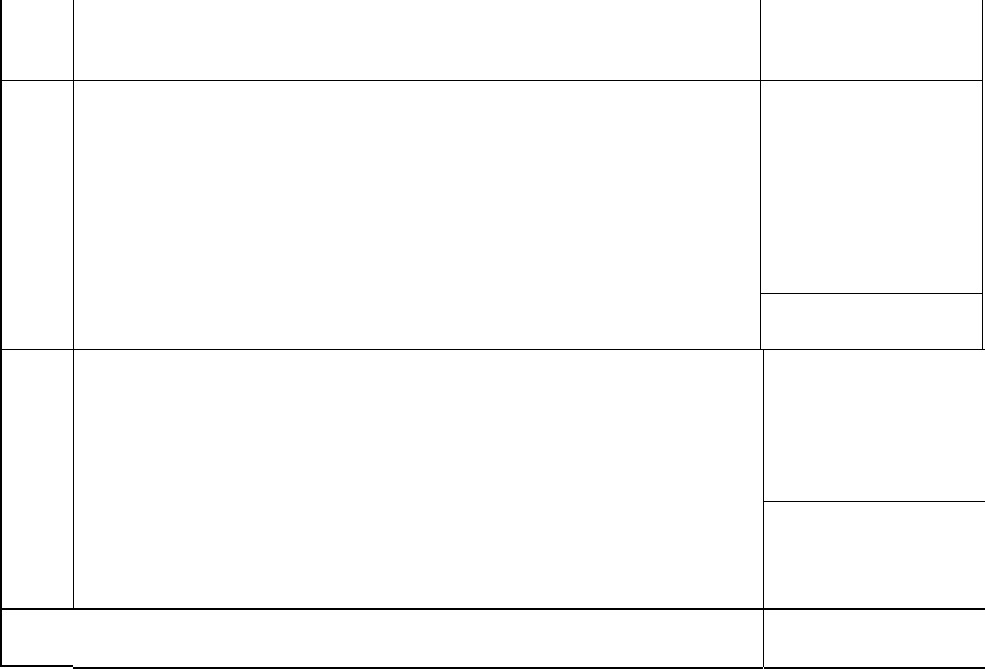
**1. This Certificate is issued in accordance to the provisions as defined under point (D) of clause**

**(l) of sub-section (2) section 4 of the Real Estate (Regulation and Development) Act, 2016.**

1. **I/We have obtained all necessary information and explanation from the Company, during the course of our audit, which in my / our opinion are necessary for the purpose of this Certificate.**
2. **I/We hereby confirm that I/we have examined the prescribed registers, books and documents, and relevant records of ………………….(Promoter) for the period ended and hereby certify that in respect of the Real Estate Project titled** **(Name of the**

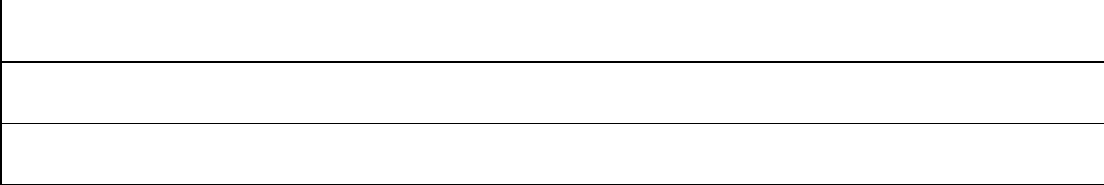
**Real Estate Project……………) HP RERA Registration No…** **located at**

… as under:-



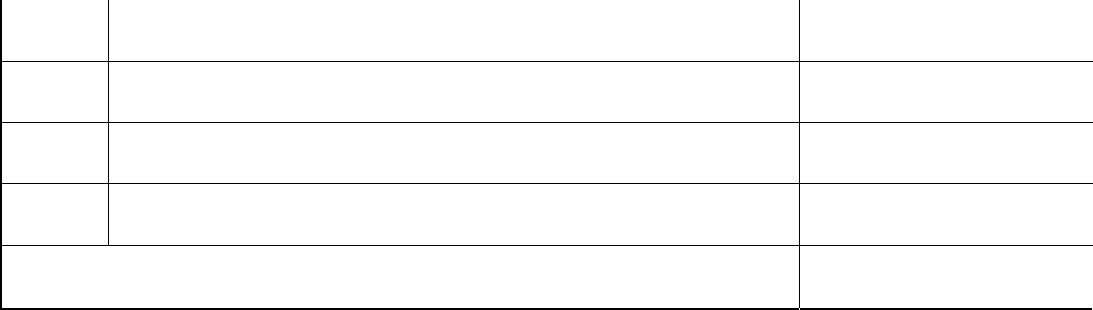
|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Sr.** |  |  | **Particulars** | | **Amount** |
| **No** |  |  |  |  | **(Rs.)** |
| **A.** | **Opening Balance as on ………………..** | | | |  |
| **(A)** |  |  |  |  |
| **B.** | **Add:- Receipts during the following Quarters** | | | | |
|  | **5.** | **April to June 19……………………** | | |  |
|  | **6.** | **July to September 19……………..** | | |  |
|  | **7.** | **October to December 19………….** | | |  |
|  | **8.** | **January to March 19……………….** | | |  |
| **Sub-Total (B)** | | | | | |
| **C.** | **Less- Withdrawals during the following Quarters** | | | | |
|  | **5.** | **April to June 19…………………….** | | |  |
|  | **6.** | **July to September 19………………** | | |  |
|  | **7.** | **October to December 19………….** | | |  |
|  | **8.** | **January** | **to** | **March** | **19…………** |
|  | **Clo** | **Sub-Total (C)**  **sing Balance (A+B** | | **-C)** |  |

1. **We certify that the above Table correctly represents the deposits in and withdrawals from the Separate Bank Account of the Real Estate Project.**
2. **We certify that procedure and stipulations as prescribed under HP RERA in respect of deposits and withdrawal from the Separate Bank Account have been fully complied /partially complied / not complied as under:-**



**Details of Non–Compliance, if any**

1. **The cost incurred during the reporting period is correctly tabulated as under:-**



**S.N. A.**

**B.**

**C.**

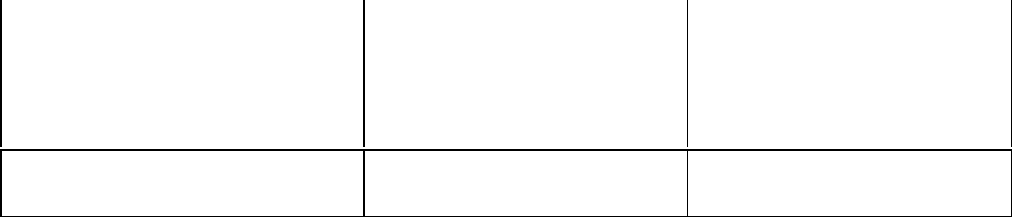
**Particulars**

**Estimated cost of the Real Estate Project Cost incurred prior to present Certificate Cost incurred during reporting period**

**Amount (Rs.)**

**D.**

**Total expenditure Incurred**

1. **This is to further certify that the percentage (financial ) completion of the project is as under:-**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **% (Financial)** | **of** | **%** | **(Financial)** | **%** | **(Financial)** |
| **Completion at the start of** | | **Completed during the** | | **Completion** | **as at the** |
| **the reporting period** |  | **reporting period** | | **end of the period.** | |

**Place: Date:**

**(Signature and Stamp / Seal of the Signatory CA) Name: Full Address:**

**Membership No. CA Unique document identification**

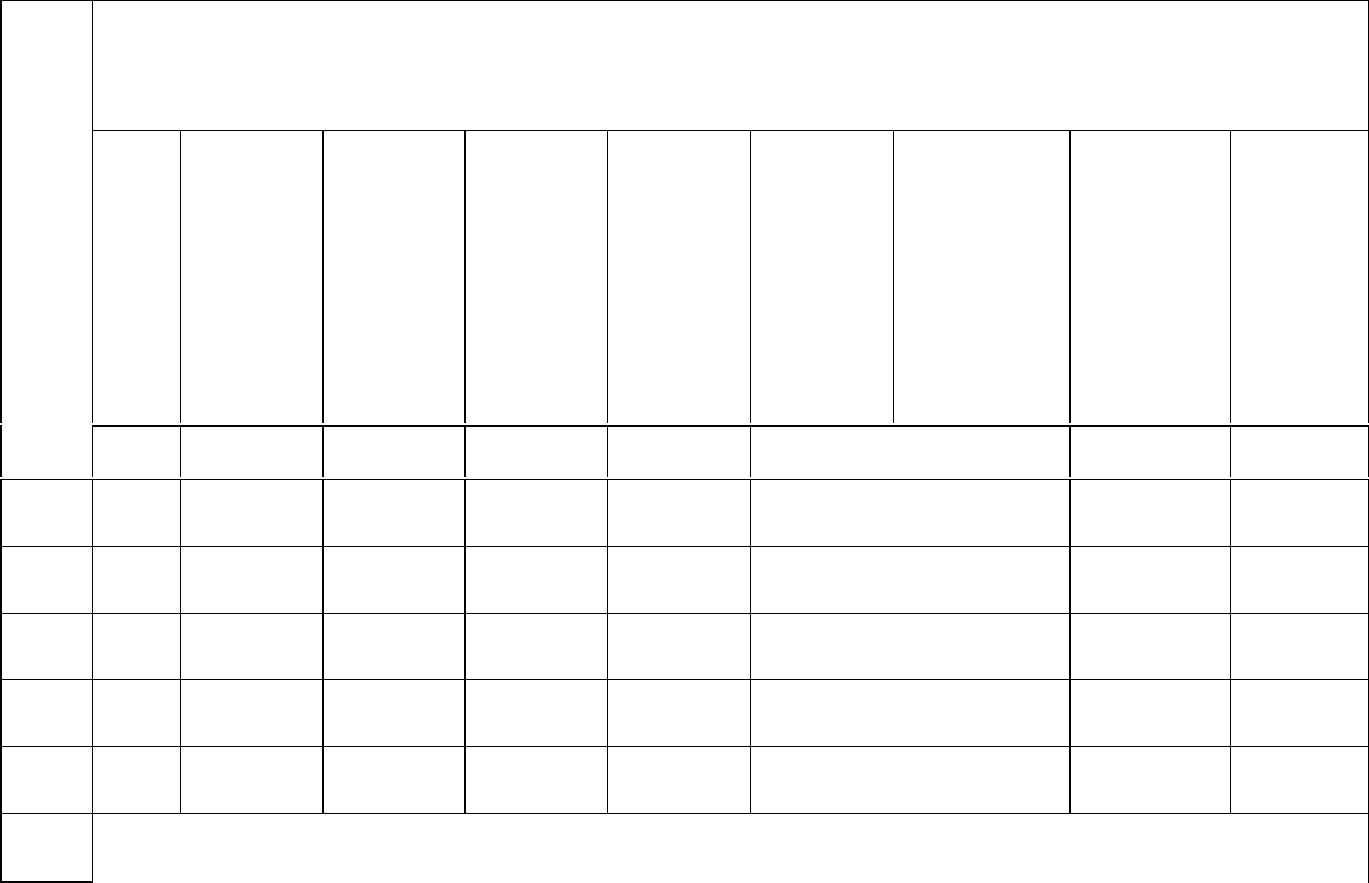
**number (UDIN No.) Mobile No. Email:**

# ANNEXURE -2

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Sr. No. Unit No. and** | **Name of the** | **Date** | **of** | **Rate** |
| **parking no.** | **Allottee** | **booking** | **of main unit** | |
| **if any** |  |  |  | **and of** |
|  |  |  |  | **parking if** |
|  |  |  |  | **allotted** |
|  |  |  |  | **(per sft.)** |
|  |  |  |  | **(Optional)** |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Carpet Area** | **Sale** | **value** | **of** | **Amount** | **Total amount** |
| **of the Unit** | **Unit** | **including** | | **Collected (in %)** | **collected** |
| **and of** | **parking,** | |  |  |  |
| **parking, if** | **balcony** | | **&** |  |  |
| **allotted** | **terrace,** | | **if** |  | **(in Rs.)** |
|  | **allotted** | |  |  | **(Optional)** |
|  | **(Optional)** | |  | **(Optional)** |  |

Place: Date:



**9.3**

**Summary of Allottees and Sale Report during the financial year**

**\***

**\***

**\***

**\***

**\***

**\***

\* **Add more rows to enter details of all bookings in the Quarter Note- 1 sqm. =10.76 sft.**

**9.3.1 I /we ……….(Promoter name ) have issued ……( No. of ) Allotment letters in this quarter as per the format, prescribed by the Authority.**

**(Signature & Name of the authorized Signatory of the Project)**

Complete Address: