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.

2. Amendment in Format of Quarterly Progress Report (QPR-2) -

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.
2.2. 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.

3. Amendment in Chartered Accountant's Certificate (Annexure-1&2) of Format of Annual Progress Report (APR-2) - **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.

3.2. 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.

3.3. 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.

4. Amendment in Chartered Accountant's Certificate (Annexure-1&2) of Format of Annual Progress Report (APR-3) 4.1. 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.
4.2. 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

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
	31 _{st} DEC, 2020

			· · · ·	
Sr. No.	Description	Det	ails	Remarks
1	Particulars	of the Real Esta	ate Project	
	Name of Project / Phase			
	Name of the Promoter / Co-Promoter /Company/Firm			
	Location of the Project			
	Type of Project (i) Plotted			
	Total Area of Land			
	Registration No and Validity up to	Regn. No.	Validity Up to	
	Date of Start			
	Date and number of the approved plan by competent Authority.	Order No.	Date	
2	Association of	of allottees		
	Name, of the Association of Allottees			
	Address			
	Registration No. & Date of registration certificate			
		1		

3		Bank and	d Financial Deta	ails		
	Account No.					
	Account Name					
	Name of the Bank					
	Address of the ban	k				
	IFSC Code No.					
	Total amount in the end of last quarter	e account till the				
	Amount Deposite	d			source of and attac	details about the f inflow of cash, h extra sheet(s) as
	Expenditure, if an				Provide o	e, if required details and attach det(s) as Annexure,if
	Total Amount in the end of quarter und				requireu	
	Bank Loan , if any					details and attach et(s) as Annexure , d
	Is project / part th with any Bank collateral				Provide of	details and attach eet(s) as Annexure ,
4		Details of the	ne Inventory	of th		
(i)	Plots	Total Plots	Booked Plots		naining plots	Mortgage plot(s), if any
(ii)				especti	ve plot and	size of paper showing all mentioning if the same
	open parking if any	Total Units	Booked Units		emainin g Units	Mortgage Units(s), if any
		, paper sh number is/ are m	provide a schematic nowing all Garages/ of garages/ covered nortgaged fill nil, if no Garages	covere I parkir	d parking(s) ng(s) and me	

Type Boundary wall, gate Roads/paths	(Completed be done/ n	Status // underway/Yet to ot in the project)	Remark				
	(s)						
Roads/paths							
Drainage							
Nater Supply							
Electrification							
Sewerage							
Solid Waste							
Solar							
Parking			_				
Rain water collection arvesting	DNand						
Green Area/Playgro	und						
Dv <mark>erall % of comple</mark> project till date	tion of the		(%)				
	Miscella	aneous					
List of Channel Partners(HP RERA Registered Agents), if any							
Channel	Partner's Name(A	gents) HP RERA R	Registration No.				
i) ii)							
	List of	Legal cases, if any	ý				
Project	Name of Parties and Case No.	lssue involved (in brief)	Next date of hearing and its status				
	Sewerage Solid Waste Solar Parking Rain water collection arvesting Sreen Area/Playgro Overall % of complete oroject till date List of Cl Channel i) ii)	Sewerage Solid Waste Solar Parking Rain water collectionand Darvesting Seeen Area/Playground Overall % of completion of the Droject till date Miscella List of Channel Partners(H Channel Partner's Name(A i) ii) List of Project Name of Parties	Sewerage Solid Waste Solar Parking Rain water collectionand Parvesting Seeen Area/Playground Doverall % of completion of the project till date Miscellaneous List of Channel Partners(HP RERA Registered Channel Partner's Name(Agents) HP RERA Re i) ii) List of Legal cases, if any Project Name of Parties Issue involved				

	Sr. No	Unit No. and parking No. if any	Name of the Allottee	Date of booking	Rate (per Sft.) Optional	Carpet Area of the Unit and of parking, if allotted	Sale value of Unit including parking, (Optional)	Amount collected	Total amount Collected in the quarter for all units (in Rs.) Optional
				as per th	<mark>e format, p</mark>	prescribed	o. of) Allotm I by the Autl	hority	
6			L	atest Sif	te Update	through	Media Gall	erv	
6					•	•	Media Gall e units and f	•	

2)

Place: Date:

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

Annexure-(APR-2)

ANNUAL PROGRESS REPORT (APR-2)

1.	PARTICULARS OF TH	PARTICULARS OF THE REAL ESTATE PROJECT					
Sr. No.	Particulars		Details				
1.1	Name of the Real Estate Project						
1.2	Phase of the Real Estate Project						
1.3	Name of the Promoter Name						
	Name of the co- Promoter(s)						
	*Add more rows to disclose all co -						
	promoters						
1.4	Total area of the Real Estate Project / Phase						
1.5	Location of the Real Estate Project						
1.6	Type of the Real Estate Project or	Residential Pl	otted Colony				
	Phase of the Real Estate Project	Residential Project	Development				
		Commercial D Project	evelopment				
		Mix Land	Use				
		Development	Project				
1.7	Registration No. of the Real Estate Project						
1.8	Validity of Registration Certificate	Valid from		Valid up to			
1.9	Date of Start of the Real Estate Project / Phase of the Real Estate Project						
1.10	Year for which information is	Fin	ancial Year				
1.10	provided						
	-		[
1.11	Detailed Annual Statement of Account by Sta	atutory	Specimen	Annexure -1			
	Auditor of the Promoter		attached				
	i) (Not to be submitted for those real est						
	<u>completion plan of which has been ap</u> competent authority)	proved by the					
	(Not to be submitted for those plotted	projects, in					
	ii) <u>which</u>						
	number of plots are less than 10)						
		_					
1.12	Detailed Summary of Allottees and Sale Report up	o to the	Specimen	Annexure-2			
4.40	end of the financial year		attached	(0/)			
1.13	Overall % of completion of the project till da	ite		<mark>(%)</mark>			

Place:

Date:

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

ANNEXURE-1

- 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)

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)

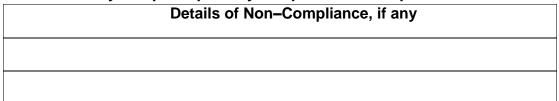
Name of the Promoter	
Name of the Real Estate Project	
HP RERA Registration No	
From 01 st Aprilto 31 st March	
SeparateBank Account withBankBank	Branch,
Account No	
IFSC Code	

- Subject:- Certificate of Statement of Accounts on project fund utilization and withdrawal by promoter for the period from...... to
- This Certificate is issued in accordance to the provisions as defined under point (D) of clause
 (I) of sub-section (2) section 4 of the Real Estate (Regulation and Development) Act, 2016.
- 2. 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.
- 3. 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

Sr.	Particulars	Amount
No		(Rs.)
Α.	Opening Balance as on (A)	
B.Ad	Id:- 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.Les	s- 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 Sub-Total (C)	
	Closing Balance (A+B-C)	

Real Estate Project......) HP RERA Registration No.....located atas under:-

- 4. We certify that the above Table correctly represents the deposits in and withdrawals from the Separate Bank Account of the Real Estate Project.
- 5. 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:-



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

S.N.	Particulars	Amount (Rs.)
Α.	Estimated cost of the Real Estate Project	
В.	Cost incurred prior to present Certificate	
C.	Cost incurred during reporting period	
D.	Total expenditure Incurred	

7. 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 / S	Seal of the Signatory	/ CA)
Name :		
Full Address:		
Membership No		
CA Unique document iden	itification	
number (UDIN No)		
Mobile No.	Email:	

ANNEXURE -2

9.3		Summary of Allottee and Sale Report during the financial year										
	Sr. No.	Unit No. and parking no. if any	Name of the Allottee	Date of booking	Rate of main unit and of parking if allotted (per sft.) (Optional)	Carpet Area of the Unit and of parking, if allotted	Sale value of Unit including parking, balcony & terrace, if allotted (Optional)	Amount collected (in %) (Optional)	Total amount collected (in Rs.) (Optional)			
	*											
	*											
	*											
	*											
	*											
	*											
		more rows to Quarter Note			kings in							
		(Promot ibed by the A		ave issued	<mark>(No. of) All</mark>	otment letter	<mark>rs in this quarter</mark>	as per the for	mat,			

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)

Quarte	er for which information is provided	Quarter ending	(tick mark/Yes	
		31st MAR, 2020		
		30th JUN, 2020		
		30th SEPT, 2020		
I		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			
	(ii) Plotted			
	(iii) Residential			
	(iv) Commercial			
	(v) Mix Land Use			
	Total Area of Land			
istration	No and Validity up to	Regn No. Validity Up to		

2	Association of	allottees	
	Name, of the Association of Allot	tees	
	Address		
	Registration No. & date of reg certificate	n	
3	Bank an	d Financial De	tails
	Account No.		
	Account Name		
	Name of the Bank		
	Address of the bank		
	IFSC Code No.		
	Total amount in the account till the of last quarter	ne end	
	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

4		Details of the Inventory of the Project				
		Total Plots	Booked Plots	Remaining plots	Mortgage plot(s), if any	
(i)	Plots					
		of paper show respective ple	le a schematic sketo wing all remaining p ot and mentioning if o plots in the projec	lots with area of the same is/are	each	
(ii)	Flats	Total Flats	Booked Flats	Remaining Flats	Mortgage Flats(s), if any	
Please provide a schematic sketch site layout plan of paper showing all blocks/ towers with number of flat(s) with area and number of each respective flat mentioning if the same is/ are mortgaged						
		Please fill nil, if n		Den sinin a	BA4	
		Total Flats	Booked Flats	Remaining Flats	Mortgage Flats(s), if	
				FIAIS	any	
(iii)	Cottages					
		of paper show Cottage(s) an	de a schematic sketo wing all cottage(s)w d mentioning if the o cottages in the pr	ith area and nun same is / are mo	nber of	
(iv)	Commercial	Total Units	Booked Units	Remaining	Mortgage	
	Units(Shops/ offices/Comme rcial flat)			Units	Units(s), if any	
		showing al	de a schematic sketch si Il commercial unit(s)with mentioning if the	area and number of same is/ are mo	unit(s) and	
		· · ·	o commercial unit(s		Mantarana	
(v)	Garages/ covered parking	Total Units	Booked Unit	s Remaining Units	Mortgage Units(s), if any	
		showing all Gara covered parking	schematic sketch site la ges/ covered parking(s)v (s) and mentioning if the o Garages in the pro-	vith area and number same is/ are mortgag	r of garages/	

vi)	HANDING OVER OF	COMMON AREAS	AND FACILITI	ES, IF ANY		
ofc	ommon areas and	Date o	of Handing			
	services being provide	d the		of handing over /Remarks, if any		
		Association of	of Allottee			
(vii)		MAINTENANC	E CHARGE	S		
	Who is facility provider/ m	anaging the	Charges pe	r month / per annum fo		
	services/ facilities, presen	tly	services	being provided, a		
				at serial no. 6 wit		
			-	charges for each servio		
				F component .Attach th		
			details as A	nnexure -		
	Promoter/ service provider on	Whether by				
	behalf of the promoter	Association of				
		Allottee				
5	Status of completion of Infrastructure Development					
	Туре	Status	5	Remark		
		(Completed/ under be done/ not in th	-			
	Boundary wall, gate(s)	(Completed/ under be done/ not in th	-			
	Boundary wall, gate(s) Roads/paths		-			
			-			
	Roads/paths		-			
	Roads/paths Drainage		-			
	Roads/paths Drainage Water Supply		-			
	Roads/paths Drainage Water Supply Electrification		-			
	Roads/pathsDrainageWater SupplyElectrificationSewerage		-			
	Roads/pathsDrainageWater SupplyElectrificationSewerageSolid WasteSolarParking		-			
	Roads/pathsDrainageWater SupplyElectrificationSewerageSolid WasteSolar		-			

	List of Channel Partners(HP RERA Registered Agents)								
i) ii)	Chanı	nel Partner	<u>'s Name(A</u>	gents)	HI	P RERA Regis	tration No	<u>.</u>	
			Lis	st of Lega	al cases,	, IF ANY			
	Projec	t I	Name of Part Case No			nvolved brief)	Next da hearing a statu	and its	
	Summary of Allottees and Sale Report during the quarter								
Sr. No	Unit No. and parking No. if any	Name of the Allottee	Date of booking	Rate (per Sft.) Optiona I	Carpet Area of the Unit and of parkin g, if allotte d	Sale value of Unit including parking, (Optional)	Amount Collecte d Option al	Total amoun t Collec ed in the quarte for all units (in Rs) Optic nal	
	Latest Site Update through Media Gallery Please attach photographs of the units and facilities						5		

Annexures:-

1)

2)

Place:

Date:

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

Annexure-(APR-3)

	ANNUAL PROGRESS				
1.	PARTICULARS OF TI	HE REAL ESTATE PROJECT			
Sr. No.	Particulars	Details			
1.1	Name of the Real Estate Project				
1.2	Phase of the Real Estate Project				
1.3	Name of the Promoter Name				
	of the co- Promoter(s)				
	*Add more rows to disclose all co -promoters				
1.4	Total area of the Real Estate Project / Phase				
1.5	Location of the Real Estate Project				
1.6	Type of the Real Estate Project or	Residential Plotted Colo		ny	
	Phase of the Real Estate Project	Residential Project	Developmen	t	
		Commercia Project	l Developme	nt	
		Mix La Developme	nd _{Use} nt Project		
1.7	Registration No. of the Real Estate Project				
1.8	Validity of Registration Certificate	Valid from		Valid up to)
1.9	Date of Start of the Real Estate Project / Phase of the Real Estate Project				
1.10	Year for which information is provided	Financial Year			
1.11	 Detailed Annual Statement of Accoun Auditor of the Promoter i) (Not to be submitted for those real esta completion plan of which has been a competent authority) ii) (Not to be submitted for those plotted pre- number of plots are less than 10) 	state projects, the approved by the		Annexure	-1
1.12	Detailed Summary of Allottees and Sale R end of the financial year	eport up to the	Specimen attached	Annexure	-2

Place: Date:

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

ANNEXURE-1

- 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)

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 01 st Aprilto 31 st March	
SeparateBank Account withBankBank	Branch,
Account No	
IFSC Code	

- Subject:- Certificate of Statement of Accounts on project fund utilization and withdrawal by promoter for the period from......to
- This Certificate is issued in accordance to the provisions as defined under point (D) of clause
 (I) of sub-section (2) section 4 of the Real Estate (Regulation and Development) Act, 2016.
- 2. 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.
- 3. 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

Sr.	Particulars	Amount
No		(Rs.)
Α.	Opening Balance as on (A)	
В.	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 Quarte 5. April to June 19	rs
	6. July to September 19	
	7. October to December 19	
	8. January to March 19 Sub-Total (C)	
	Closing Balance (A+B-C)	

Real Estate Project......) HP RERA Registration No.....located atas under:-

- 4. We certify that the above Table correctly represents the deposits in and withdrawals from the Separate Bank Account of the Real Estate Project.
- 5. 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	

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

S.N.	Particulars	Amount (Rs.)
Α.	Estimated cost of the Real Estate Project	
В.	Cost incurred prior to present Certificate	
C.	Cost incurred during reporting period	
D.	Total expenditure Incurred	

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

% (Financial) of Completion at the start of the reporting period	% (Financial) Completed during the reporting 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

9.3	Summary of Allottees and Sale Report during the financial year								
	Sr. No.	Unit No. and parking no. if any	Name of the Allottee	Date of booking	Rate of main unit and of parking if allotted (per sft.) (Optional)	Carpet Area of the Unit and of parking, if allotted	Sale value of Unit including parking, balcony & terrace, if allotted (Optional)	Collected	Total amoun collected (in Rs.) (Optional)
	*								
	*								
	*								
	*								
	*								
	*								
	* Add more rows to enter details of all bookings in the Quarter Note- 1 sqm. =10.76 sft.								

Place: Date:

> (Signature & Name of the authorized Signatory of the Project) Complete Address: