# QUARTERLY PROGRESS REPORT (QPR-1)

# (Please go through the detailed SOP before filing this Form)

|  |  |
| --- | --- |
| **1.** | **PARTICULARS OF THE REAL ESTATEPROJECT** |
| **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 \*\*The land owner, (if not a promoter), will mandatorily be a co-promoter / one of the co-promoters, if there are more than one co-promoter in the phase / project and so on |  |
| 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 Phase of the Real Estate Project | Residential Plotted Colony |  |
|  |  | Residential Development Project |  |
|  |  | Commercial Development Project |  |
|  |  | 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 |  |
| 1.10 | **SPECIFICATIONS**(As finalized by Promoter for the Real Estate Project ) |
| **-** | **Particulars** | **Details****(Attach Sheets & Documents)** |
| a. | Individual Plots | Specifications of Boundary Wall, Gate & allied works if any, other than infrastructural works like external developments, copy to be attached as **Annexure 1A** |
| b. | Apartments/ Flats  |  Detailed specifications of all items, copy to be attached as **Annexure 1B** |
| c. | Cottage/ Villa | Detailed specifications of all items, copy to be attached as **Annexure 1C** |
| d. | Commercial Units | Detailed specifications of all items, copy to be attached as **Annexure 1D** |
| e. | Garages / Parking Slots (Covered) | Detailed specifications of all items, copy to be attached as **Annexure 1E** |
| f. | Community Buildings  | Detailed specifications of all items, copy to be attached as **Annexure 1F** |
| g. | Common facilities and services like swimming pool, gym, club, re-creational areas indoor and outdoor, (separately for all facilities and services), complete specifications of external development works like boundary wall and gates in a gated community project, flooring, ceiling, wall surfaces etc. of public areas. | Detailed specifications of all items, copy to be attached as **Annexure 1G** |
| **1.11** |  **AGREEMENT(S) TO SELL** |
| **-** | **Particulars** | **Attach sheets/ Documents** |
| a. | Performa of ‘Agreement for sale’ for Plots / Flats or Apartments / Villas or Cottages / Garage or Covered Parking / Commercial Units **“Form-L”** as provided in HP RERA Rules, 2017 |  Copy to be attached **(Annexure 2)** |
| b. | An undertaking stating that all the Agreements to sell are absolutely in accordance with the format provided in HP Real Estate (Regulation and Development) Rules, 2017 and carpet area of the unit for sale is in accordance with the definition of Carpet Area as specified in the Real Estate (Regulation and Development) Act, 2016 and HP Real Estate (Regulation and Development) Rules, 2017. It should also include that the payment terms with the Allottee are also in accordance with the terms as specified in the HP Real Estate (Regulation and Development) Rules, 2017 read with Explanation at Sr. No.2 of Form ’L’, particularly with regards to the clause of taxes and making it clear that there are no hidden clauses. *The format of the undertaking, Annexure 3 is provided in the detailed SOP provided along with this form.*  | The undertaking to be provided duly signed by the promoter on the letter head of the firm and should be named **(Annexure 3)** |
| 1.12 | Quarter for which information is provided | **Quarter ending (tick mark)** |
|  |  | 31stMAR, 20….. |  |
|  |  | 30thJUN, 20….. |  |
|  |  | 30th SEPT, 20….. |  |
|  |  | 31stDEC,20….. |  |
| **2.** | **BANK DETAILS****(Account separately opened for 70%/100% of amount realized from Allottees)** |
| 2.1 | Account No**.** |  |
| 2.2 | Account Name |  |
| 2.3 | Bank Name |  |
| 2.4 | Branch Name |  |
| 2.5 | IFSC Code |  |
| 2.6 | Branch Address |  |
| **3** | **DETAILS OF THE INVENTORY OF THE PROJECT** |
| 3.1 | **Total Plot Booking Details** |
|  | FromDate | ToDate | Total Plots(Nos) | Plots Booked/Sold previously till the end of Previous Quarter (Nos) | Plots Booked/Sold in thisQuarter (Nos) | Remaining Plots (Nos) |
|  |  | Res | Com | Pub | Res | Com | Pub | Res | Com | Pub | Res | Com | Pub |
| Begining | 31st March 2020 |  |  |  |  |  |  |  |  |  |  |  |  |
| **\***Providean indicative schematic sketch on A-4 size of paper-**SCHEME SKETCH-1** |
| 3.2 | **Details of Individual Plots**  |
|  | FromDate | ToDate | Detail of Total Plots Booked / Sold till the end of this Quarter | PossessionStatus | MortgageIf any, plotWise |
|  |  | Residential | Commercial | Public/Semi Pub |
|  |  | PlotNo | Area(Sqm) | PlotNo | Area(Sqm) | PlotNo | Area(Sqm) |
| Begining | 31st March 2020 |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
| \*Increase no. of rows to submit details of all plots for Sr.No. 3.2. Note- 1 sqm. =10.76 sft. **\*\***Providean indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-2** |
| 3.3 | **Total Flats/ Apartments Booking Details** |
|  | FromDate | ToDate | Total Flats/Apartments(Nos) | Total Flats/Apartments Booked/ Sold previously till the end of previous Quarter (Nos) | Total Flats/ApartmentsBooked/Sold in this Quarter(Nos) | TotalremainingFlats/Apartments(Nos) |
|  | Begining | 31st March 2020 |  |  |  |  |
|  \* Providean indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-3** |
| 3.4 | **Details of Individual Flats/ Apartments**  |
|  | FromDate | ToDate | Detail of Total Flats/ Apartments Booked / Sold till the end of this Quarter | PossessionStatus | MortgageIf any,Flat/Apartmentwise |
| Block/Tower/No. as persanctioned n | Flat /Apartment  Name /No. | Carpet Area(Sqm) | Area ofexclusive balcony,if any(Sqm) | Area ofexclusive terrace,if any(Sqm) |
|  | Begining | 31st March 2020 | (e.gBlock-1) |  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **\***Increase / decrease no. of rows according to the number of Flats in the block / building. Note- 1 sqm. =10.76 sft.  |
| (e.gBlock-2) |  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  | \*Add more no. of blocks/ towers in accordance with the approved number of blocks/ towers as in the latest sanctioned plans to mark the details of all approved flats/Apartments \*\* Provide **an** indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-4** |

|  |  |
| --- | --- |
| 3.5 | **Brief Details of All Villas / Cottages**  |
|  | FromDate | ToDate | Total Villas/Cottages (Nos) | Villas/cottages booked / soldpreviously (Nos) | Villas/Cottages booked / sold in this Qtr(Nos) | RemainingVillas/Cottage(Nos) | CarpetArea ofVilla /Cottage(Sqm) | Area ofexclusiivelawn /terraceif any,(Sqm) | PossessionStatus | MortgageIf any,Villa/Cottagewise |
|  | Begining | 31st March 2020 |  |  |  |  |  |  |  |  |
|  | **\***Providean indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-5** Note- 1 sqm. =10.76 sft. |
| 3.6 | **Details of Garages / Parkings (Covered)**  |
|  | FromDate | ToDate | Total Garages/Parking(Nos) | Garagesbooked /soldpreviously(Nos) | Garagesbooked /soldIn this Qtr(Nos) | RemainingGarages(Nos) |
|  | Begining | 31st March 2020 |  |  |  |  |
|  | **\***Providean indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-6** |
| 3.7 | **Details of Individual Garages/ Parkings** |
|  | FromDate | ToDate | Detail of total Garages /Parkings sold / booked till the end of this Quarter | PossessionStatus | MortgageIf any,Garage/CoveredParking Wise |
|  |  | Block/Tower Name /No. as per sanctioned plan | Garage /CoveredParking No. | Type ofGarage/Covered Parking | Carpet Area(Sqm) | Additional detailif any |  |  |
| Beginning | 31st March2020 | (e.gBlock-1) |  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **\***Increase / decrease no. of rows according to the number of flats in the block/ building. Note- 1 sqm. =10.76 sft |
| (e.gBlock-2) |  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  | \* Keep adding more no. of blocks/ towers in accordance with thesanctioned number of blocks/ towers as in the latest sanctioned plans**\*\***Providean indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-7** |
| 3.8 | **Details of Commercial Buildings**  |
|  | FromDate | ToDate | TotalCommercial.Units/Shops (Nos) | Commercial Units/Shops booked / sold previously (Nos) | Commercial Units/Shops booked/sold in this Qtr(Nos) | RemainingCommercial Units/Shops(Nos) |
|  | Beginning | 31st March2020 |  |  |  |  |
|  | **\***Providean indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-8** |
| 3.9 | **Details of Individual Commercial Units (Shops/ Offices/Others)** |
|  | FromDate | ToDate | Detail of Total Commercial Units booked / soldtill the end of this Quarter | PossessionStatus | MortgageIf any,Commercial Unit wise |
| Beginning | 31st March2020 | Block/ Tower/ No. as persanctioned plan | Commercial Unit /Shop No. | TypeShop/Office/Other | CarpetArea(Sqm) | Additional detail,if any |
| Beginning | 31st March2020 | (e.gBlock-1) |  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **\***Increase / Decrease no. of rows according to the number of flats in the block/ building. Note- 1 sqm. =10.76 sft. |
| (e.gBlock-2) |  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  | \*Keep adding more no. of blocks/ towers in accordance with the sanctioned number of blocks/ towers as in the latest sanctioned plans |
|  | **\*\***Providean indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-9** |
| **4.** | **STATUS OF PHYSICAL COMPLETION OF WORKS** |
| 4.1 | Details of status of Plotted Development(Nomenclature as per Sanctioned Plan) |
|  | Plot No. | Residential /Commercial / otherUse | **% of completion** | **Likely completion date** | **Remarks** |
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |
| \* Increase no. of rows to submit details of all plots for Sr.No 4.1 To be marked on layout plan schematic Sketch on A-4 size of Paper **SCHEME SKETCH-10** |
| 4.2 | Details of status of Completion of Work in Case of Flats/ Apartments (Nomenclature as per Sanctioned Plan) |
| **Block/Tower wise details** | **% of completion** | **Likely completion date** | **Remarks** |
| Block 1 |  |  |  |
| Block 2 |  |  |  |
| Block-3 |  |  |  |
| \*Add more rows to mark the details of all blocks/ towers accommodating all Flats/Apartments  \*\* To be marked on layout plan schematic Sketch on A-4 size of Paper **SCHEME SKETCH-11** |
| 4.3 | Details of status of Completion of Work in Case of Villas /Cottages (Nomenclature as per Sanctioned Plan) |
|  | **Villa / Cottage wise details** | **% of completion** | **Likely completion date** | **Remarks** |
|  Villa / Cottage -1 |  |  |  |
|  Villa / Cottage -2 |  |  |  |
|  Villa / Cottage -3 |  |  |  |
| \*Add more rows to mark the details of all Villas / Cottages\*\* To be marked on layout plan schematic Sketch on A-4 size of Paper **SCHEME SKETCH-12** |
| 4.4 | Details of status of Completion of Work in Case of Garages/ Covered Parking (Nomenclature as Sanctioned Plan) |
|  | **Garage/ Covered Parking wise details** | **% of completion** | **Likely completion date** | **Remarks** |
| Garage/Covered parking-1 |  |  |  |
| Garage/Covered parking-2 |  |  |  |
| Garage/Covered parking-3 |  |  |  |
| \*Add more rows to mark the details of all Garage/ Parking \*\* To be marked on layout plan schematic Sketch on A-4 size of Paper **SCHEME SKETCH-13** |
| 4.5 | Details of status of completion work in case of Blocks/ Shops/ Commercial Units (Nomenclature as per Sanctioned Plan) |
|  | **Tower / Block / Shop wise details** | **% of completion** | **Likely completion date** | **Remarks** |
| Commercial Unit / shop - 1 |  |  |  |
| Commercial Unit / shop - 2 |  |  |  |
| Commercial Unit / shop - 3 |  |  |  |
| \*Add more rows to mark the details of all Commercial Units \*\* To be marked on layout plan schematic Sketch on A-4 size of Paper **SCHEME SKETCH-14** |
| **5.** | **STATUS OF COMPLETION OF INFRASTRUCTURE DEVELOPMENT** |
| **Components** | **% of completion** | **Likely completion date** | **Remarks** |
| **5.1** |  **A-Services** |
| i. | Roads and Pavements |  |  |  |
| ii. | Parking |  |  |  |
| iii. | Water Supply |  |  |  |
| iv. | Sewerage |  |  |  |
| v. | Electrification |  |  |  |
| vi. | Storm Water Drainage |  |  |  |
| vii. | Parks and Play Grounds |  |  |  |
| viii. | Street Light |  |  |  |
| ix. | Renewable Energy System |  |  |  |
| x. | Security and Fire Fighting Services |  |  |  |
| xi. | Sewerage Treatment Plant (STP) |  |  |  |
| xii. | Underground Tank |  |  |  |
| xiii. | Rain Water Harvesting |  |  |  |
| xiv. | Electrical Sub-Station |  |  |  |
| **5.2** | **\*B1–Community building to be transferred to Resident Welfare Association (RWA)** |
| i. | Community Centre |  |  |  |
| ii. | Others |  |  |  |
| **5.3** | **\*B2–Community building to be sold to third party or to be retained by Promoter** |
| i. | Schools |  |  |  |
| ii | Club House |  |  |  |
| iii. | Hospital and Dispensary |  |  |  |
| iv. | Shopping Areas |  |  |  |
| v. | Others |  |  |  |
|  | **\*** Buildings under B1 and B2 are interchangeable and buildings shall be as per sanctioned plan of the Real Estate Project\*\* To be marked on layout plan schematic Sketch on A-4 size of Paper **SCHEME SKETCH-15** |
| **6.** | **FINANCIAL PROGRESS(COST AND EXPENDITURE ON THE PROJECT)** |
| **Sr.No.** | **Particulars** | **Amount** **(in Rs.)** |
| 6.1 | Total estimated cost of the ProjectCopy should be attached (**Annexure 5)** |  |
| 6.2 | **Components of expenditure** | **Estimated expenditure incurred up to the start of Quarter** | **Estimated expenditure incurred up to the end of Quarter** | **Estimated balance Cost** |
|  i | Cost of the land (if not included in the estimated cost) |  |  |  |
|  ii | Estimated Cost of construction of apartments / commercial area / Mixed use development |  |  |  |
|  iii | Estimated Cost of infrastructure and other structures/community facilities |  |  |  |
|  iv | Other costs including External Development Charges (EDC), Internal Development Charges (IDC), Taxes, Levies, Cess etc. |  |  |  |
| - | **TOTAL** |  |  |  |
| 6.3 | (i) Total estimated expenditure incurred till the end of Quarter under reference |  |
|  | (ii) Expenditure of total estimated cost in % | **%** |
|  6.4 | Whether the project is on schedule as per the actual expenditure. |  |
| (i) Specify the reasons, if not as per schedule |  |
| (ii) Mention details on how to overcome the backlog |  |

|  |  |
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| 7**.** | **DETAILS OF FINANCIAL TRANSACTIONS IN SEPARATE BANK ACCOUNT** |
|  | Amount in Lakhs (Rs.) Status in Separate Bank Account of this Quarter |
| FromDate | ToDate | Balanceamountbefore thisQuarter (Rs.) | Amountdeposited inthis Quarter(Rs.) | Amountwithdrawal inthis Quarter(Rs.) | Totalremainingamount(Rs.) |
|  | 01st January2020 | 31st March2020 |  |  |  |  |
| **8.** | **GOVERNMENT DUES AND PAYMENT DETAILS** |
|  | **Description of Head** | **Amount****(in Rs.)** | **Image of Receipt (jpeg)** |
| 8.1 | Development fee / Planning Permission Fee / Change of Land Use fee etc. |  |  |
| 8.2 | Infrastructure charges/ fees paid to any other authority e.g. NH/PWD/HPSEB/PCB/ULB for NOC  |  |  |
| 8.3 | Compounding Charges/ Regularization charges |  |  |
| 8.4 | **Total** |  |  |
| **9.** | **DETAILS OF SANCTION AND REVISED / COMPLETION SANCTION** |
|  | Type of Sanction(Proposal/Revised/ Completion )  | Order No | Date | No. of pages of SanctionLetter | Total no. of Sanctioned Plans | Image/Pdf of all pages of SanctionLetter and Plans (jpeg/Pdf) |
| 9.1 |  |  |  |  |  |  |
| 9.2 |  |  |  |  |  |  |
|  | **Note.** Copy of Original/ first Sanction to be submitted along with first quarterly progress report of the project in the manner as described above, at serial no. 9 and all subsequent sanctions,if any, in the descending order. Add more rows if needed. |
| **10.** | **MISCELLANEOUS** |
| 10.1  | **List of Channel Partners( HP RERA Registered Agents)** |
|  | Channel Partner’s Name | HP RERA Registration No. |
| i. | \* |  |
| \*Add more rows to enter details of all channel partners/ Agents associated with the Real Estate Project  |
| 10.2 | **List of Legal Cases (if any)** |
|  | **Project** | **Name of Parties and Case No.** | **Issue involved****( in brief)** | **Next date of hearing and its status** |
|  | i. | \* |  |  |  |
|  | ii | \* |  |  |  |
|  | iii | \* |  |  |  |
|  | \* Add more rows to enter details of all legal cases before all Forums  |
| 10.3 | **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.) of main unit and of parking, if allotted | Carpet Area of the Unit and of parking, if allotted | Sale value of Unit including parking, if allotted | Amountcollected(in %) | Total amountCollected(in Rs. ) |
|  | \* |  |  |  |  |  |  |  |  |
|  | \* Add more rows to enter details of all bookings in the Quarter. Note- 1 sqm. =10.76 sft. |
| 10.4 | Latest marketing collateral, if any | Provide brief details  |
| 10.5 | Copy of latest advertisement details, if any | Provide brief details |

**Note. —** (\*) Extend as required

|  |  |
| --- | --- |
| **11.** | **LATEST SITE UPDATE THROUGH MEDIA GALLERY** |
| 11.1 | **Plots** |
| **Sr.****No.** | FromDate | ToDate | Image 1Jpeg | Image 2Jpeg | Image 3Jpeg | Image 4Jpeg | Image 5Jpeg | Video(only on website) |
|  | 01st January2020 | 31 stMarch2020 |  |  |  |  |  |  |
| 11.2 | **Flats / Apartments** |
|  | 01st January2020 | 31 stMarch2020 |  |  |  |  |  |  |
| 11.3 | **Villas / Cottages** |
|  | 01st January2020 | 31 stMarch2020 |  |  |  |  |  |  |
| 11.4 | **Commercial Units (Shops, Offices, Others etc)** |
|  | 01st January2020 | 31 stMarch2020 |  |  |  |  |  |  |
| 11.5 | **Facilities like Swimming Pool, Club House, Gym , Central Greens, Parking etc.** |
|  | 01st January2020 | 31 stMarch2020 |  |  |  |  |  |  |

\*Extend, if Required

|  |  |
| --- | --- |
| **12.** | **VARIOUS ANNEXURES AND CERTIFICATES BY PROFESSIONALS TO BE SUBMITTED** |
| 12.1 | Detailed Specifications for each prototype of plot, flat, cottage, shop/ commercial units etc. | Annexure- 1A to 1G and so on | For new / first time Projects these Annexures will be submitted **one time only** i.e. at the time of submitting first QPR and need not to be submitted in next QPRs. |
| 12.2 | Typical performa of Agreement of Sale for each prototype of plot, flat, cottage, shop/ commercial units, “Form L” of HP RERA Rules, 2017 | Annexure 2 |
| 12.3 | Undertaking with Agreement for Sale  | Annexure -3 |
| 12.4 | Inventory detail Schematic Sketches 1 to 9, | Annexure -4A | - |
| 12.5 | Development, construction and financial progress Schematic sketches 10 to 15 | Annexure -4B | - |

|  |  |  |  |
| --- | --- | --- | --- |
| 12.6 | Detailed Cost of Estimate  | Annexure -5 | For new / first time Projects this Annexure will be submitted **one time only** i.e. at the time of submitting first QPR and need not to be submitted in next QPRs. |
| 12.7 | Certificate by an Architect in practice to certify progress of construction work of the project at the end of the quarter, to be submitted to HP RERA | Annexure -6OrAnnexure -13 | In case there was no physical progress at the site of the Real Estate Project during the Quarter under report, then in place of Annexure(s) 6 & 7, an Undertaking as per Annexure 13 shall be submitted by the Promoter. |
| 12.8 | Certificate by an Engineer in practice to certify cumulative cost incurred upon construction work of the project at the end of the quarter, to be submitted to HP RERA | Annexure -7OrAnnexure -13 |
| 12.9 | Certificate by a Chartered Accountant in practice to certify withdrawal of money from separate Bank Account at the end of the quarter, to be submitted to HP RERA | Annexure – 8OrAnnexure -14 | In case no withdrawals were made from the Bank Account, during the Quarter under report, then in place of Annexure 8, an Undertaking as per Annexure 14 shall be submitted by the Promoter. |
| 12.10 | Certificate by an Architect in practice to certify progress of construction work at the time of withdrawal of money from Separate Bank Account, to be submitted to the Bank | Annexure - 9 | - |
| 12.11 | Certificate by an Engineer in practice to certify cumulative cost incurred upon construction work of the project at time of withdrawal of money from Separate Bank Account, to be submitted to the Bank | Annexure -10 | - |
| 12.12 | Certificate by a Chartered Accountant in practice to certify withdrawal of money from Separate Bank Account at the end of the quarter, to be submitted to the Bank | Annexure -11 | - |
| 12.13 | Certificate by an Architect in practice to certify the completion of works, to be issued to the Authority after the completion plan of the project has been sanctioned by the competent authority, to be submitted to HP RERA | Annexure -12 | - |
| 12.14 | Undertaking to be given by the Promoter in case there was no physical progress at the site of Real Estate Project during the Quarter under report. | Annexure -13 | - |
| 12.15 | Undertaking to be given by the Promoter in case there were no withdrawals from the Bank Account during the Quarter under report. | Annexure -14 | - |

Place:

Date:

 (Name of the authorized Signatory of the Project)

 Complete Address

**Annexure 3 of QPR-1**

**UNDERTAKING**

(To be furnished on a plain paper without any attestation from any Oath Commissioner / Notary Public or Gazetted Officer)

I,……………………………S/o………………… R/o ………………do hereby solemnly affirm & declare as under:-

1. That I, as a Promoter, have been developing a Real Estate Project by the name “………………………” coming up on Khasra Nos……………..at Mauza / Mohal ………….. Tehsil………………… District ……………… Himachal Pradesh.

2. That an “Agreement for sale” is to be entered into with every Allottee in accordance with the provisions of the Himachal Pradesh Real Estate (Regulation and Development) Rules, 2017 and Regulation No R-2 of the Himachal Pradesh Real Estate Regulatory Authority, for every plot and built up units like Flat / Apartment/ Villa / Cottage / Garage/ Commercial Unit as provided for in Annexure 2.

3. That the said “Agreement for sale” has been entered into with the Allottees in “………………………” Real Estate Project coming up have come up on Khasra No………at Mauza / Mohal……………….. Tehsil……………..District …………… Himachal Pradesh.

4. That the signed/ entered into “Agreement for sale” for plots and built up units are absolutely in accordance with the FORM “L” as appended with in the Himachal Pradesh Real Estate (Regulation and Development) Rules 2017 (Annexure 2 of QPR-1) as provided under Regulation No R-2 of the Himachal Pradesh Real Estate Regulatory Authority. The carpet area of the unit for sale has been specified in accordance with the definition of Carpet Area as defined under clause 2(k) of section 2 of the Himachal Pradesh Real Estate (Regulation and Development) Act, 2016.The area of the plot as well as of built up unit is as per the sanctioned plans.

5. That the payment terms with the Allottee is also in accordance with the terms as provided clearly in “ Explanations“ provided under “Terms” in Form L, convenants of Agreement for Sale, appended with the Himachal Pradesh Real Estate (Regulation and Development) Rules, 2017 particularly with regards to the clause of taxes and there are no hidden clauses .

6. That the contents of my above undertaking from para 1 to 5 are true and nothing has been concealed.

Deponent

**ANNEXURE-6**

**ARCHITECT'S CERTIFICATE**

 (For the period till \_\_\_\_\_\_\_\_\_\_\_\_\_)

Certificate No.\_\_\_\_\_\_\_\_\_\_\_\_\_

To,

The \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Name & Address of Promoter),

**Subject:- Certificate of Percentage of Completion of Construction / Development work in\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Project Name).**

**Ref: HP RERA Registration No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Sir,

 I / We \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ have undertaken assignment as Architect for the Construction / Development Work ofthe \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Project, situated at Village \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Tehsil \_\_\_\_\_\_\_\_\_\_\_\_District \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Himachal Pradesh admeasuring \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ sq.mtr. area being developed by\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Promoter’s Name).

 Based on Site Inspection, with respect to the aforesaid Real Estate Project, I certify that as on the date of this Certificate, the Percentage of Work done, for the Real Estate Project \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Project Name), 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** herein below-

**\*TABLE A**

**Certificate No.\_\_\_\_\_\_\_\_\_\_\_\_\_**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Sr. No.** | **Tasks / Activity** | **Total Units / Blocks** | **Work done for Units / Blocks** | **Percentage of Work done** |
| 1 | Foundation and Plinth |  |  |  |
| 2 | Basement |  |  |  |
| 3 | Super Structure (Column and lintel up to Slab bottom Level) |  |  |  |
| 4 | Slabs |  |  |  |
| 5\* | Internal task/activities to each of the Flat/ Premises -1. Bricks wall
2. Joinery (doors and windows)
3. Plaster
4. Flouring
5. Painting
 |  |  |  |
| 6 | Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises |  |  |  |
| 7 | Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks |  |  |  |
| 8 | The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing |  |  |  |
| 9 | Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment, Electrical fittings to Common Areas, Electro – Mechanical equipments, Compliance to conditions of environmental NOCs (if any), Finishing to entrance lobby, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation /Completion Certificate |  |  |  |

**\*Note** – The above percentages of all items should be mentioned which is only to assess the physical progress of the project only.

\***TABLE-B**

**Internal & External Development Works in respect of the entire Project**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Sr. No** | **Common Areas Facilities and Amenities** | **Proposed (Yes/No)** | **Percentage of Work Done** | **Details** |
| 1. | Internal Roads & Foot paths |  |  |  |
| 2. | Water Supply Line |  |  |  |
| 3. | Sewerage (chamber, lines, Septic Tank) |  |  |  |
| 4. | Sewage Treatment Plant (STP) |  |  |  |
| 5. | Storm Water Drains |  |  |  |
| 6. | Landscaping & Tree Planting |  |  |  |
| 7. | Street Lighting |  |  |  |
| 8. | Community Buildings/ Club House |  |  |  |
| 9. | Solid Waste Management & Disposal |  |  |  |
| 10. | Water conservation, Rain Water Harvesting |  |  |  |
| 11. | Energy Management / Sub-station |  |  |  |
| 12. | Fire protection and fire safety requirements |  |  |  |
| 13. | Open area (Park) |  |  |  |
| 14. | Boundary Wall & Main Gate |  |  |  |
| 15. | Security Service |  |  |  |
| 16. | Others (As per Brochure)(Option to add more) |  |  |  |

\***Note** – The above percentages of all items should be mentioned to assess the physical progress of the project only.

**TABLE C**

**Overall percentage of the work completed**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Sr. No.** | **Particular** | **Total No. of Unit / Amenities** | **Work Done No. of Unit / Amenities** | **Percentage of Work Done** |
| 1. | Overall percentage of construction (Building) completed as per **Table-A.** |  |  |  |
| 2 | Overall percentage of development completed as per **Table-B.** |  |  |  |
| 3\* | Overall percentage of completion of the project |  |

**\*Note** – The above percentages should be mentioned to assess the physical progress of the project only.

The quality of work done is good and is as per the specifications prescribed.

Place:

Date: Signature & Name of the Architect

 (Council of Architecture No…)

**GUIDELINES FOR THE ARCHITECT AT THE TIME OF ISSUE OF THIS CERTIFICATE:**

1. The Architect should be a Member of Council of Architecture.
2. There should be proper Agreement between the Promoter and the Architect for the supervision and the services to be provided for the Real Estate Project.
3. The Architect should visit the site and verify that the work has been completed as the per the sanctioned plans.
4. The Architect must use his professional knowledge, skill and experience in providing the information in this Certificate.
5. The Architect shall be held responsible and accountable for any wrong information in the Certificate. The Architect shall be liable for any penal action under the Real Estate (Regulation and Development) Act, 2016 including recommendation to the Council of Architecture to initiate necessary disciplinary action including revocation of Membership for issue of wrong Certificate.
6. This Certificate has to be issued on the letter head of the Architect, affixing the stamp /seal of the Architect, along with Architect’s signature and Registration Number on each page.
7. The Architect shall not be in the list of **Defaulter Architect** of the **Council of Architecture** at the time of issue of this Certificate.

**ANNEXURE-7**

**ENGINEER'S CERTIFICATE**

 (For the period till \_\_\_\_\_\_\_\_\_\_\_\_\_)

**Certificate No.\_\_\_\_\_\_\_\_\_\_\_\_\_**

To,

 The \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Name & Address of Promoter),

**Subject: Certificate of Cost Incurred for Development of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_( Project Name)**

 **Ref: HP RERA Project Registration No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Sir,

I / We \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_have undertaken assignment for the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Project situated at Village \_\_\_\_\_\_\_\_\_\_\_\_Tehsil \_\_\_\_\_\_\_\_District \_\_\_\_\_\_Himachal Pradesh admeasuring \_\_\_\_\_\_\_\_\_\_\_\_\_\_ sq.mtr. area, being developed by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Promoter Name).

1. I have prepared the Detailed Cost of Estimate of the above cited project considering all items of works that are required to be executed up to completion of the project. My estimated cost calculations are based on the sanctioned plans made available to me for the project by the Promoter and based on the Schedule of Items and quantity for the entire work as calculated by me and the site inspection carried out by me.

2. I certify that the Cost of the Civil, Mechanical, Electrical, Plumbing and allied works for the aforesaid Project, as completed on the date of this Certificate is as given in **Table-A** and **Table-B** herein below:

**TABLE-A**

**Apartments/Buildings Construction (Excluding Cost of land)**

|  |  |  |
| --- | --- | --- |
| **Sr. No** | **Particulars** | **Amounts****(In Rs)** |
| **(i)** | **(ii)** | **(iii)** |
| 1 | Total Estimated Cost  |  |
| 2 | Cost incurred as on \_\_\_\_\_\_\_\_\_\_\_\_\_(based on the Estimated items ) |  |
| 3 | If Cost incurred for items other than estimated items |  |
| 4 | Balance Cost to be incurred (Based on Estimated items)[A(1)(iii)-(A(2)(iii)+A(3)(iii)] |  |
| 5 | Work done in percentage **[A(2)(iii)+A(3)(iii)/A(1)(iii)]x100]**(as percentage of the estimated cost ) |  |

**TABLE-B**

**Internal and External Development (Excluding Cost of land)**

|  |  |  |
| --- | --- | --- |
| **Sr.** **No** | **Particulars** | **Amounts****(In Rs)** |
| **(i)** | **(ii)** | **(iii)** |
| 1 | Total Estimated Cost of the internal and external development works including amenities and facilities in the layout as on \_\_\_\_\_\_\_\_\_ date  |  |
| 2 | Cost incurred as on \_\_\_\_\_\_\_\_\_\_\_\_\_(based on the Estimated items ) |  |
| 3 | If cost incurred for items other than Estimated items |  |
| 4 | Balance cost to be incurred (based on estimated items)[B(1)(iii) - (B(2)(iii)+B(3)(iii)] |  |
| 5 | Work done in percentage**[B(2)(iii)+B(3)(iii) /B(1)(iii)]x100]**(as percentage of the estimated cost) |  |

**TABLE-C**

**(Overall Estimated Cost / Incurred)**

|  |  |  |
| --- | --- | --- |
| **Sr. no.** | **Particular** | **Amount** **(In Rs)** |
| **(i)** | **(ii)** | **(iii)** |
| 1 | Total Estimated Cost[Table A(1)(iii)+Table B(1) (iii)] |  |
| 2 | Total Cost incurred [TableA(2)(iii)+A(3)(iii)+Table B (2)(iii) +Table B (3) (iii)] |  |
| 3 | Total work done in percentage [as per Table][C(2)(iii)/ C(1)(iii)]X 100] |  |
| 4 | The balance cost to complete the project[Table A(4)(iii)+Table B (4)(iii)] |  |

3. The quality of work done is good and is as per the specifications prescribed.

Place:

Date: Signature & Name of the Engineer

 (License No………….)

Certificate No.\_\_\_\_\_\_\_\_\_\_\_\_\_

**GUIDELINES FOR THE ENGINEER AT THE TIME OF ISSUE OF THIS CERTIFICATE:**

1. There should be proper Agreement between the Promoter and the Engineer for the supervision of the work.
2. The complete details of quantity survey should be maintained and verified by the Engineer.
3. Quantity survey should be done by the office of Engineer.
4. The estimated cost includes all labour, material, equipment and machinery required to carry out the entire work of the Project.
5. The Engineer needs to find out the complete quantity of the material received in the site and its utilization in the Project.
6. The rates of the material to work out the cost may be taken from the purchase Bills.
7. The Engineer needs to get satisfied about the quantity of the material and the labour cost incurred in the Project.
8. Engineer needs to keep all the working papers at the time of issue of this Certificate.
9. The Engineer needs to visit the site, verify the records maintained at the site or any other records which will satisfy for the use of material to the Project including the estimated quantity of the material which normally goes in completing the work.
10. The Engineer shall be held responsible and accountable for any wrong information in the Certificate. The Engineer shall be liable for any penal action under the Real Estate (Regulation and Development) Act, 2016 including recommendation to the Competent Authority to initiate necessary disciplinary action including revocation of empanelment with the Competent Authority for issue of wrong Certificate.
11. All components of work with specifications are indicative and not exhaustive.
12. This Certificate has to be issued on the letter head of the Engineer, affixing the stamp/ seal of the Engineer, along with Engineer’s signature on each page.
13. The Engineer shall have the qualification as prescribed in the Act, 2016.

----

**ANNEXURE -8**

**CHARTERED ACCOUNTANT’S CERTIFICATE**

(To be submitted at the time of Quarter update of the Project)

(For the Quarter \_\_\_\_\_\_\_\_\_\_\_\_\_)

Name of the Promoter \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name of the Project \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**HP RERA Registration No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

(All figures in Rs. Lakh)

|  |  |  |
| --- | --- | --- |
| **Sr.****No.** | **Particulars** | **Amount****(Rs.)** |
| **1** | **2** | **3** |
| **1.** | **i** | **Land Cost** |  |
|  | **a** | Acquisition Cost of Land (as per Sale Deed) or Development Rights, Lease Premium, Lease Rent, interest cost incurred or payable on Land Cost (including all stamp duty, registration charges, legal cost etc). **( As per Note-1)** |  |
|  |  | **Sub-Total of Land Cost 1( i )** |  |
| **2.** |  | **Development Cost / Cost of Construction** |  |

|  |  |  |
| --- | --- | --- |
| **Sr.****No** | **Particulars** | **Incurred Amount/Cost****(Rs.)** |
| **1** | **i** | **2** | **3** |
|  | a. | (i) Actual expenditure/ cost of construction incurred as per the books of Accounts as verified by the CA  **Note : (for adding to total cost of construction actual incurred cost is to be considered)** (ii) On-site expenditure for development of entire Project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout, roads etc.), cost of machineries and equipments including its hire and maintenance costs, consumables etc. All costs directly **incurred** to complete the construction of the entire phase of the Project registered. |  |
|  |  | **Total 2 (i)**  |  |
|  | b. | Payment of taxes, cess, fees, charges, premiums, interest etc. to any statutory authority.**Project Clearance Fees**1. Fees paid to HP RERA
2. Fees paid to T&CP Deptt.
3. Fees paid to Local Authority (Municipal / Panchayat)
4. Consultant / Architect / Engineer Fees (directly attributable to Project)

(v) Any other (specify) |  |
|  | c. | Interest payable to financial institutions, scheduled banks, Non-Banking Financial Institution (NBFC) or money lenders on construction funding or money borrowed for construction;  |  |
| 3. | d. | **Sub-Total of Development Cost and Construction Cost**  | a(i)+(ii)+(b)+(c)=3(d) |
|  |  | **Total Cost Incurred on the Real Estate Project** **[1(i) + 3(d)] of Incurred Column(Land cost + cost of all construction and development +taxes + interest)** |  |
| 4. |  | **% Completion of Construction Work (As per Project Architect’s Certificate)****Certificate No………..dated…….** |  |

This Certificate is being issued on specific request of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Promoter’s Name) for HP-RERA compliance. The Certificate is based on the information/records / documents / books of accounts of the Promoter and is true to the best of my knowledge and belief.

Place:

Date:

Signature of the Chartered Accountant

(Membership No. ……………….)

**NOTE-1**

 Cost of land shall be as per the sale deed executed.

**NOTE-2**

To be given as part of CA Certificate (Annexure 8) for quarterly updation

(Rs. In Lakhs)

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Sr.****No** | **Particulars** | **As per Certificate given for last Quarter** | **During the quarter** | **Total** |
|  | Total Land Cost as per Sr. No. 1 (i) |  |  |  |
|  | Total Expenditure / Cost incurred as per Sr. No. 3 (d) |  |  |  |
| **Advance from Customers** |
| **Sr.****No.** | **Particulars** | **Amount received as per Certificate given for last Quarter**  | **Amount received during the Quarter** | **Total** **Amount**  |
| 1. | Advance received from Customers |  |  |  |

|  |
| --- |
| **Separate Bank Account of the Project****Name of the Bank………………………………………………..****Branch………………………………………………………………****Account Number…………………………………………………..****IFSC Code……………………………………………………………..** |
| **Sr.No** | **Particulars** | **Amount in Rs.** |
|  | Opening Balance in the Separate Bank Account of the project at the start of the reported quarter. |  |
|  | (Add): Deposits in the Separate Bank Account of the project during the reported quarter. |  |
|  | (Less): Withdrawals from the Separate Bank Account of the project during the reported quarter.  |  |
|  | Closing Balance in the Separate Bank Account of the project at the end of the reported quarter. |  |

**GUIDELINES FOR THE CHARTERED ACCOUNTANT AT THE TIME OF ISSUE OF THIS CERTIFICATE:**

1. The Chartered Accountant should be a “Practicing Chartered Accountant”.
2. The Statutory Auditor doing annual audit and the Chartered Accountant issuing Certificate for Project registration and withdrawal from Separate Bank Account, should be different entities.
3. The Chartered Accountant shall be held responsible and accountable for any wrong information in the Certificate. The Chartered Accountant shall be liable for any penal action under the Real Estate (Regulation and Development) Act, 2016 including recommendation to the Institute of Chartered Accountants of India (ICAI) to initiate necessary disciplinary action including revocation of Membership.
4. This Certificate should be issued on the letter head of the Chartered Accountant, affixing his stamp/seal, along with Chartered Accountant’s signature on each page. The Chartered Accountant shall also mention the Membership number below his signature.

# ADDITIONAL INFORMATION FOR ONGOING PROJECTS

|  |  |  |
| --- | --- | --- |
| **Sr.No** | **Particulars** | **Details** |
| 1. | Estimated balance cost to be incurred for completion of the Real Estate Project | (Difference of total estimated project cost less cost incurred) |
| 2. | Balance amount of receivables from booked apartments as per **A. of sub-Annexure-X** to this Certificate (As certified by Chartered Accountant based upon verification of books of accounts) |  |
| 3. | i. | (i) Balance unsold inventory to be certified by management and to be verified by Chartered Accountant from the records and books of account |  |
| 4. | ii. | (ii) Estimated amount of sales proceeds in respect of unsold inventory as per **B. of sub - Annexure- ‘X’** to thisCertificate. |  |
| 5. | Estimated receivables of ongoing Project. Sum of (2 + 4(ii) |  |
| 6. | Amount to be deposited in Separate Bank Account – 70% or 100%(If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in Separate BankAccount.) and(If 4 is lesser than 1, then 100% of the balance receivables of ongoing Project will be depositedin the Separate Bank Account.) |  |

This Certificate is being issued by the Company as per the requirement of compliance in accordance with HP RERA Act and Rules for the Project / Phase under reference and is based on the records and documents produced before me and explanations provided to me by the management of the Company. It is based on the verification of books of accounts and other related documentstill(date) .

Place:

Date:

 Name and Signature of Chartered Accountant with Stamp

(Name of CA Firm) Partner / Proprietor (MembershipNumber…………..)

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# SUB - ANNEXURE-X

Statement for calculation of Receivables from the Sales of the ongoing Real Estate Project:

# BOOKED INVENTORY

1. **In case of Plotted Colony:-**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Sr. No.** | **Block /cluster/****Nomenclature as per sanctioned plan** | **No. of plots** | **Plot Area****(in Sq. Mts.)** | **Total plot / unit consideration amount as per Agreement/ letter of allotment** | **Received amount up to the end of previous Quarter****(in Rs.)** | **Received amount up to the end of current Quarter****(in Rs.)** | **Balance amount as on the end of current Quarter****(in Rs.)** |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  \*Increase no. of rows to submit details of all Booked / Sold plots in the Real Estate ProjectNote- 1 sqm. =10.76 sft. |

#  In case of Flats/ Apartments:-

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Sr. No.** | **Block/****Tower No.****Nomenclature as per** **sanctioned plan** | **No. of Flats / Apartments/ units** | **Carpet Area** **(in Sq. Mts.)** | **Area of exclusive balcony / veranda/ covered** **parking** **(Sq. Mts.)** | **Total Unit consideration amount as per Agreement / letter of allotment****(in Rs.)** | **Received amount up to the end of previous Quarter****(in Rs.)** | **Received amount up to the end of current Quarter****(in Rs.)** | **Balance amount as on the end of current Quarter****(in Rs.)** |
|  | \* |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |
|  |  \*Increase no. of rows to submit details of all Booked/ Sold Flats/ Apartments  Note- 1 Sqm. =10.76 Sft. |

**3. In case of Villas / Cottages:-**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Sr. No.** | **Villa / Cottage name / no.****Nomenclature as per** **sanctioned plan** | **No. of villas / cottages units** | **Carpet Area****(in Sq. Mts.)** | **Area of exclusive balcony / veranda / covered** **parking / lawn****(Sq. Mts.)** | **Total unit consideration amount****as per Agreement / letter of allotment****(in Rs.)** | **Received amount up to the end of previous Quarter****(in Rs.)** | **Received amount up to the end of current Quarter****(in Rs.)** | **Balance amount as on the end of current Quarter****(in Rs.)** |
|  | \* |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |
|  |  \*Increase no. of rows to submit details of all Booked / Sold villas / cottages Note- 1 sqm. =10.76 sft. |

**4. In case of Garage/ Covered Parking:-**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Sr. No.** | **Garage/ Covered Parking / no.****Nomenclature as per sanctioned plan** | **No. of Garages / covered****parking units** | **Carpet Area** **(in Sq. Mts.)** | **Total unit consideration amount****as per Agreement/ letter of allotment****(in Rs.)** | **Received amount up to the end of previous Quarter****(in Rs.)** | **Received amount up to the end of current Quarter****(in Rs.)** | **Balance amount as on the end of current Quarter****(in Rs.)** |
|  | \* |  |  |  |  |  |
|  |  |  |  |  |  |  |
|  |  \*Increase no. of rows to submit details of all booked / sold Garage/ Covered Parking Note- 1 sqm. =10.76 sft. |

1. **In case of Commercial Building:-**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Sr.****No.** | **Shop/ Commercial Unit no.****Nomenclature as per sanctioned plan** | **No. of****Shop/ Commercial unit** | **Carpet Area** **(in Sq. Mts.)** | **Area of exclusive balcony / covered** **parking / lawn****(Sq. Mts.)** | **Total unit consideration amount****as per Agreement/ letter of allotment****(in Rs.)** | **Received amount up to the end of previous Quarter****(in Rs.)** | **Received amount up to the end of current Quarter****(in Rs.)** | **Balance amount as on the end of current Quarter****(in Rs.)** |
|  | \* |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |
|  |  \*Increase no. of rows to submit details of all booked / sold shops/ commercial units Note- 1 sqm. =10.76 sft. |

# 6. Total Received and Balance Receivable from sold inventory:-

|  |  |  |  |
| --- | --- | --- | --- |
| Sr. No. | Total Booked Inventory of all plots, flats / apartments, villas / cottages / garages / covered parkings, commercial units in the Real Estate Project as per A. of sub - Annexure-X | **Total Received amount up to the end of current Quarter****(in Rs. )** | **Total Balance Receivable amount as on the end of current Quarter****(in Rs. )** |
| 1. |  Total Balance Receivable Amount of Booked Inventory  |  |  |

#  UNSOLD INVENTORY VALUATION

1. **In case of Plotted Colony:-**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Sr. No.** | **Block /cluster/****Nomenclature as per sanctioned plan** | **No. of plots** | **Plot Area****(in Sq. Mts.)** | **Total plot / unit consideration amount as assessed on the basis of Prevailing Market Rate (PMR)**  **(in Rs.)** | **Total estimated amount of sale proceeds of all unsold plots****( in Rs.)** |
|  |  |  |  |  |  |
|  | \*Increase no. of rows to submit details of all not booked/ unsold plots in the Real Estate Project. Note- 1 sqm. =10.76 sft. |

# In case of Flats/ Apartments:-

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Sr. No.** | **Block /****Tower No.****Nomenclature as per sanctioned plan** | **No. of Flats / Apartments/ Units** | **Carpet Area** **(in Sq. Mts.)** | **Area of exclusive balcony / veranda/ covered car****parking** **(Sq. Mts.)** | **Total Flats/****Apartments consideration amount as assessed on the basis of Prevailing Market Rate (PMR)** **(in Rs.)** | **Total estimated amount of sale proceeds of all unsold Flats/ Apartments****(in Rs. )** |
|  | \* |  |  |  |  |  |
|  | \*Increase no. of rows to submit details of all not booked/ unsold Flats/ Apartments in the Real Estate Project. Note- 1 sqm. =10.76 sft. |

**3. In case of Villas / Cottages:-**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Sr. No.** | **Villa / Cottage name / no.** **Nomenclature as per sanctioned plan** | **No. of Villas / Cottages units** | **Carpet Area** **(in Sq. Mts.)** | **Area of exclusive balcony / veranda / covered car****parking / lawn****(Sq. Mts.)** | **Total Villa / Cottage /** **consideration amount as assessed on the basis of Prevailing Market Rate (PMR)** **(in Rs.)** | **Total estimated amount of sale proceeds of all unsold Villas / Cottages/** **(in Rs. )** |
|  | \* |  |  |  |  |  |
|  |  |  |  |  |  |  |
|  | \*Increase no. of rows to submit details of all not booked/ unsold villas / cottages in the Real Estate Project. Note- 1 sqm. =10.76 sft. |

**4. In case of Garage / Covered Parking:-**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Sr. No.** | **Garage/ Covered Parking / no.** **Nomenclature as per sanctioned plan** | **No. of Garages / Covered** **Parking Units** | **Carpet Area** **(in Sq. Mts.)** | **Total Garage / Covered Parking consideration amount as assessed on the basis of Prevailing Market Rate (PMR)**  **(in Rs.)** | **Total estimated amount of sale proceeds of all unsold Garages/ Covered Parking** **(in Rs. )** |
|  | \* |  |  |  |  |
|  |  |  |  |  |  |
|  |  \*Increase no. of rows to submit details of all not booked / unsold Garage / Covered Parking Note- 1 sqm. =10.76 sft. |

1. **In case of Commercial Building:-**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Sr.****No.** | **Shop/ Commercial unit no.****Nomenclature as per****sanctioned plan** | **No. of****Shops/ Commercial Units** | **Carpet Area****( Sq. Mts.)** | **Area of exclusive balcony / Covered** **Parking / lawn****(Sq. Mts.)** | **Total shops/****Commercial Unit consideration amount as assessed on the basis of Prevailing Market Rate (PMR)****(in Rs.)** | **Total estimated amount of sale proceeds of all unsold shops/****Commercial Units****(in Rs. )** |
|  | \* |  |  |  |  |  |
|  |  |  |  |  |  |  |
|  |  \*Increase no. of rows to submit details of all not booked/ unsold shops / commercial units in the Real Estate Project. Note- 1 sqm. =10.76 sft. |

# Total Estimated Receivable from not Booked/ unsold inventory:-

|  |  |  |
| --- | --- | --- |
| **Sr.No.** | Total not booked/ unsold Inventory of all plots, flats/apartments, cottages/ villa/, garages/ covered parking, commercial units in the Real Estate Project as per B. of sub-Annexure-X | **Total Estimated Amount**  **(in Rs. )** |
| - |  Total Evaluated Amount of Unsold Inventory  |  |

Place:

Date:

Name and Signature of Chartered Accountant with Stamp For (Name of CA Firm) Partner / Proprietor

(MembershipNumber)

Address:-

**ANNEXURE-9**

**ARCHITECT'S CERTIFICATE**

(To be submitted WITH BANK at the time of withdrawal from Separate Bank Account)

**Certificate No.\_\_\_\_\_\_\_\_\_\_\_\_\_**

To,

 The \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Name & Address of Banker),

**Subject:- Certificate of progress of work, Percentage of Completion of Development / Construction work in …………………… (Project Name) bearing Registration No……………………, for withdrawal from the Separate Bank Account.**

Sir,

 I/We \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ have undertaken assignment as Architect for the professional architectural services for the above cited Project , coming up on Khasra No……… at Mauza / Mohal………… Tehsil………………… District ……………… Himachal Pradesh

being developed by\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Promoter’s Name).

 With respect to the aforesaid Real Estate Project, I certify that the percentage of work done, for the Development / Construction work of Real Estate Project ...................................(project name),is ……….% as worked out in the……………Quarterly Progress Report submitted vide Certificate No…………………. dated……, (copy enclosed).

Place:

Date:

Signature & Name of the Architect

 (Council of Arch. Regn. No………)

**GUIDELINES FOR THE ARCHITECT AT THE TIME OF ISSUE OF THIS CERTIFICATE:**

1. The Architect should be a Member of Council of Architecture.
2. There should be proper Agreement between the Promoter and the Architect for the supervision and the services to be provided for the Real Estate Project.
3. The Architect should visit the site and verify that the work has been completed as the per the sanctioned plans.
4. The Architect must use his professional knowledge, skill and experience in providing the information in this Certificate.
5. The Architect shall be held responsible and accountable for any wrong information in the Certificate. The Architect shall be liable for any penal action under the Real Estate (Regulation and Development) Act, 2016 including recommendation to the Council of Architecture to initiate necessary disciplinary action including revocation of Membership for issue of wrong Certificate.
6. This Certificate has to be issued on the letter head of the Architect, affixing the stamp / seal of the Architect, along with Architect’s signature and Registration Number on each page.
7. The Architect shall not be in the list of **Defaulter Architect** of the **Council of Architecture** at the time of issue of this Certificate.

**ANNEXURE-10**

**ENGINEER'S CERTIFICATE**

(To be submitted at the time of withdrawal from Separate Bank Account)

**Certificate No.\_\_\_\_\_\_\_\_\_\_\_\_\_**

To,

The \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Name & Address of Banker),

**Subject:- Certificate of estimated expenditure for Development/ Construction work in \_\_\_\_\_\_\_\_\_\_\_\_\_(Project Name) bearing Registration No. \_\_\_\_\_\_\_\_\_\_\_\_ for withdrawal from the Separate Bank Account.**

Sir,

 I/We \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ have undertaken assignment as Engineer for the professional engineering services for the above cited Project, coming up on Khasra No……… at Mauza / Mohal……….. Tehsil………………….. District …………Himachal Pradesh, being developed by\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Promoter’s Name).

 With respect to the aforesaid Real Estate Project, I certify that the total estimated expenditure/ cost incurred for the Development/ Construction work of Real Estate Project \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Project name), is Rs…………….as worked out in the ---------------- Quarterly Progress Report submitted vide Certificate No………. dated…… ( copy enclosed).

Place:

Date:

 Signature & Name of the Engineer

 (License No………….)

 Certificate No.\_\_\_\_\_\_\_\_\_\_\_\_\_

**GUIDELINES FOR THE ENGINEER AT THE TIME OF ISSUE OF THIS CERTIFICATE:**

1. There should be proper Agreement between the Promoter and the Engineer for the supervision of the work.
2. The complete details of quantity survey should be maintained and verified by the Engineer.
3. Quantity survey should be done by the office of Engineer.
4. The estimated cost includes all labour, material, equipment and machinery required to carry out the entire work of the Project.
5. The Engineer needs to find out the complete quantity of the material received in the site and its utilization in the Project.
6. The rates of the material to work out the cost may be taken from the purchase Bills.
7. The Engineer needs to get satisfied about the quantity of the material and the labour cost incurred in the Project.
8. Engineer needs to keep all the working papers at the time of issue of this Certificate.
9. The Engineer needs to visit the site, verify the records maintained at the site or any other records which will satisfy for the use of material to the Project including the estimated quantity of the material which normally goes in completing the work.
10. The Engineer shall be held responsible and accountable for any wrong information in the Certificate. The Engineer shall be liable for any penal action under the Real Estate (Regulation and Development) Act, 2016 including recommendation to the Competent Authority to initiate necessary disciplinary action including revocation of ~~his/her~~ empanelment with the Competent Authority for issue of wrong Certificate.
11. All components of work with specifications are indicative and not exhaustive.
12. This Certificate has to be issued on the letter head of the Engineer, affixing the stamp / seal of the Engineer, along with Engineer’s signature on each page.
13. The Engineer shall have the qualification as prescribed in the Act, 2016.

**ANNEXURE -11**

**CHARTERED ACCOUNTANT’S CERTIFICATE**

(To be submitted at the time of withdrawal from Separate Bank Account)

**Certificate No.\_\_\_\_\_\_\_\_\_\_\_\_\_**

To,

 The \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Name & Address of Banker),

**Subject:- Certificate of estimated expenditure for Development/ Construction work in \_\_\_\_\_\_\_\_\_\_\_\_\_\_(Project Name) bearing Registration No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_, for withdrawal from Separate Bank Account.**

Sir,

 I/We \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ am/ are the Charted Accountants for the professional accountancy services for the above cited Project, coming up on Khasra No……… at Mauza / Mohal……….. Tehsil………………….. District …………Himachal Pradesh, being developed by\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Promoter’s Name).

 With respect to the aforesaid Real Estate Project, I certify that the total expenditure/ cost incurred for the Development/ Construction work of Real Estate Project on the basis of information, records, documents and books of Accounts of the Promoter for \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(project name), is Rs…………as worked out in the ……………. Quarterly Progress Report submitted vide Certificate No…………………….dated…………….. (copy enclosed).

Place:

Date:

 Signature of the Chartered Accountant

 (Seal of CA)

 (Membership No. ……………….)

**GUIDELINES FOR THE CHARTERED ACCOUNTANT AT THE TIME OF ISSUE OF THIS CERTIFICATE:**

1. The Chartered Accountant should be a “Practicing Chartered Accountant”.
2. The Statutory Auditor doing annual audit and the Chartered Accountant issuing Certificate for Project registration and withdrawal from **Separate Bank** Account, should be different entities.
3. The Chartered Accountant shall be held responsible and accountable for any wrong information in the Certificate. The Chartered Accountant shall be liable for any penal action under the Real Estate (Regulation and Development) Act, 2016 including recommendation to the Institute of Chartered Accountants of India (ICAI) to initiate necessary disciplinary action including revocation of Membership.
4. This Certificate should be issued on the letter head of the Chartered Accountant, affixing his stamp/seal, along with Chartered Accountant’s signature on each page. The Chartered Accountant shall also mention the Membership number below his signature.

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**ANNEXURE-12**

**CERTIFICATE TO BE OBTAINED FROM ARCHITECT FOR THE WORK COMPLETED (GUIDELINES ATTACHED)**

**ARCHITECT ‘S CERTIFICATE**

 **Certificate No.\_\_\_\_\_\_\_\_\_\_\_\_\_**

To,

The \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Name & Address of Promoter),

**Subject:- Certificate for Completion of Construction /Development work in \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Project Name).**

**Ref: HP RERA Registration No.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Sir,

1. I / We \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ have undertaken assignment as Architect for the professional architectural services for the above cited project, coming up on Khasra No……… at Mauza / Mohal……….. Tehsil………………….. District ………… Himachal Pradesh, being developed by\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Promoter’s Name).

2 Based on Site Inspection, with respect to the aforesaid Real Estate Project, I certify that as on the date of this Certificate, and based on Completion Certificate received from Engineer and Site Supervisor and to the best of my /our knowledge, I / We hereby certify that the Real Estate Project, \_\_\_\_\_\_\_\_\_\_\_\_\_\_(Project Name) has been completed in all aspects and is fit for occupancy for which it has been erected/re-erected / constructed and enlarged.

3. The Real Estate Project \_\_\_\_\_\_\_\_\_\_\_\_\_\_(Project Name ) is granted Completion Certificate bearing Number\_\_\_\_\_\_dated \_\_\_\_\_\_\_\_ issued by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Local Planning Authority)

Place:

Date:

 Signature and Name of the Architect (Council of Arch Regn No………….)

**GUIDELINES FOR THE ARCHITECT AT THE TIME OF ISSUE OF THIS CERTIFICATE:**

1. The Architect should be a Member of Council of Architecture.
2. There should be proper Agreement between the Promoter and the Architect for the supervision and the services to be provided for the Real Estate Project.
3. The Architect should visit the site and verify that the work has been completed as the per the sanctioned plans.
4. The Architect must use his professional knowledge, skill and experience in providing the information in this Certificate.
5. The Architect shall be held responsible and accountable for any wrong information in the Certificate. The Architect shall be liable for any penal action under the Real Estate (Regulation and Development) Act, 2016 including recommendation to the Council of Architecture to initiate necessary disciplinary action including revocation of Membership for issue of wrong Certificate.
6. This Certificate has to be issued on the letter head of the Architect, affixing the stamp / seal of the Architect, along with Architect’s signature and Registration Number on each page.
7. This certificate has to be issued by the Architect after the occupation or the completion certificate is received by the Competent Authority.
8. On the basis of this certificate the promoter will be withdrawing the balance in the designated account.
9. If the promoter has done anything which is not as per the plan, the Architect should not issue this certificate as he will be personally held liable.
10. This Certificate will be in due course verified by the association of Allottees.

11 The Architect shall not be in the list of **Defaulter Architect** of the **Council of Architecture** at the time of issue of this Certificate.

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**Annexure-13**

**UNDERTAKING**

Certified that during the Quarter ending................, there was no physical progress at the site of the Real Estate Project titled......................................,as such, the requisite Certificate(s) from the Architect as per Annexure 6 and from the Engineer as per Annexure 7, of the Quarterly Progress Report (QPR-1) are not required to be submitted along with the QPR for the Quarter ending.................

 Dated:

 (Signature of Authorized Signatory)

 Name…………………………………….

Registration No……………………….......

 Address…………………………………….

 …………………………………………….

 ……………………………………………..

 Mobile No…………………………...........

 E-mail ID………………………………….

**Annexure-14**

**UNDERTAKING**

Certified that during the Quarter ending......................, no withdrawals were made from the Bank Account in respect of Real Estate Project titled......................................, as such, the requisite Certificate from the Chartered Accountant as per Annexure 8 of the Quarterly Progress Report (QPR-1) is not required to be submitted along with the QPR for the Quarter ending.................

 Dated:

 (Signature of Authorized Signatory)

 Name…………………………………….

 Registration No……………………….......

 Address…………………………………….

 …………………………………………….

 ……………………………………………..

 Mobile No…………………………...........

 E-mail ID………………………………….