

QUARTERLY PROGRESS REPORT (QPR- 1)

(For the year ending June 2022)

1.	<u>PARTICULARS OF THE REAL ESTATE PROJECT</u>		
Sr. No.	Particulars	Details	
1.1	Name of the Real Estate Project	CHESTER HILLS	
1.2	Phase of the Real Estate Project	-	
1.3	Name of the Promoter	M/s. NG Estates	
	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- promoters in the phase/ project and so on	-	
1.4	Total area of the Real Estate Project/ Phase	22,815 sq. mt.	
1.5	Location of the Real Estate Project	Solan	
1.6	Type of the Real Estate Project or Phase of the Real Estate Project	Residential Plotted Colony	-
		Residential Development Project	YES
		Commercial Development Project	YES
		Mix Land Use Development Project	-
1.7	Registration No. of the Real Estate Project	RERAHPSOP09180041	
1.8	Validity of Registration Certificate	Valid from	Valid upto
		15.06.2019	14.06.2026
1.9	Date of Start of the Real Estate Project/Phase	28.09.2017	
1.10	SPECIFICATIONS (As finalized by Promoter for the Real Estate Project)		
-	Particulars	Details (Attach Sheets & Documents)	
b.	Apartments/ Flats	Detailed specifications of all items ,copy to be attached as Annexure 1B	
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 1 E	
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,	Detailed specifications of all items ,copy to be attached as Annexure 1G	

	(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.					
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 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)				
		31 st MAR, 2022	-			
		30 th JUN, 2022	YES			
		30 th SEPT, 2022	-			
		31 st DEC, 2022	-			
2.	<u>BANK DETAILS</u> (Account separately opened for 70%/100% of amount realized from Allottees)					
2.1	Account No.	50200024072157				
2.2	Account Name	M/s. NG Estates				
2.3	Bank Name	HDFC Bank Ltd.				
2.4	Branch Name	Sector 20, Panchkula				
2.5	IFSC Code	HDFC0000673				
2.6	Branch Address	SCO: 241, Sector 20, Panchkula				
3	<u>DETAILS OF THE INVENTORY OF THE PROJECT</u>					
3.3	Total Flats/ Apartments Booking Details					
	From Date	To Date	Total Flats/ Apartments	Total Flats/ Apartments	Total Flats/ Apartments	Total remaining

			(Nos)	Booked/ Sold previously till the end of previous Quarter(Nos)	Booked/Sold in this Quarter (Nos)	Flats/ Apartments (Nos)			
	1 st June 2022	30 th June 2022	387 (amended application has been applied)	201	12	174			
Indicative schematic sketch SCHEME SKETCH-3 as Annexure 4A									
3.4	Details of Individual Flats/ Apartments								
	From Date	To Date	Detail of Total Flats/ Apartments Booked / Sold till the end of this Quarter				Possessi on Status	Mortgage If any, Flat/ Apartmen wise	
			Block/To / No. as per sanction ed plan	Flat / Apartm Name/N o.	Carpet Area (Sq ft)	Area of exclusi balcony if any (Sqm)			Areaof exclusi terrace, if any (Sqm)
	1 st June 2022	30 th June 2022	(e.g Block-1)	B1-101	1615	N/A	N/A	Given	NIL
				B1-201	1595	N/A	N/A	Given	NIL
				B1-301	1582	N/A	N/A	Given	NIL
				B1-401	1020	N/A	N/A	Given	NIL
				B2-101	860	N/A	N/A	Given	NIL
				B2-102	800	N/A	N/A	Given	NIL
				B2-201	1020	N/A	N/A	Given	NIL
				B2-202	810	N/A	N/A	Given	NIL
				B2-301	1020	N/A	N/A	Given	NIL
				B2-302	1415	N/A	N/A	Given	NIL
				B2-401	1412	N/A	N/A	Given	NIL
				B2-402	899	N/A	N/A	Given	NIL
				B3-101	1412	N/A	N/A	Given	NIL
				B3-102	1412	N/A	N/A	Given	NIL
				B3-103	899	N/A	N/A	Given	NIL
				B3-201	1237	N/A	N/A	Given	NIL
				B3-202	1415	N/A	N/A	Given	NIL
				B3-203	1020	N/A	N/A	Given	NIL
				B3-204	1491	N/A	N/A	Given	NIL
				B3-301	1020	N/A	N/A	Given	NIL
				B3-302	1415	N/A	N/A	Given	NIL
				B3-303	1020	N/A	N/A	Given	NIL
				B3-304	1412	N/A	N/A	Given	NIL
				B3-401	1020	N/A	N/A	Given	NIL
				B3-402	500	N/A	N/A	Given	NIL
				B3-403	1303.85	N/A	N/A	Given	NIL
				B3-404	1020	N/A	N/A	Given	NIL
				B3-501	500	N/A	N/A	Given	NIL
B3-502	811	N/A	N/A	Given	NIL				
B3-503	1020	N/A	N/A	Given	NIL				

				B3-504	500	N/A	N/A	Given	NIL
				B3-601	1415	N/A	N/A	Given	NIL
				B3-602	1020	N/A	N/A	Given	NIL
				B3-603	1020	N/A	N/A	Given	NIL
				B3-604	1415	N/A	N/A	Given	NIL
				B3-701	1020	N/A	N/A	Given	NIL
				B3-702	500	N/A	N/A	Given	NIL
				B3-703	1020	N/A	N/A	Given	NIL
				B3-704	1813	N/A	N/A	Given	NIL
				B4-101	1587	N/A	N/A	Given	NIL
				B4-102	440	N/A	N/A	Given	NIL
				B4-103	440	N/A	N/A	Given	NIL
				B4-201	440	N/A	N/A	Given	NIL
				B4-202	891	N/A	N/A	Given	NIL
				B4-301	1412	N/A	N/A	Given	NIL
				B4-302	440	N/A	N/A	Given	NIL
				B4-303	1020	N/A	N/A	Given	NIL
				B4-401	1020	N/A	N/A	Given	NIL
				B4-501	1020	N/A	N/A	Given	NIL
				B4-502	899	N/A	N/A	Given	NIL
				B4-503	899	N/A	N/A	Given	NIL
				B4-601	899	N/A	N/A	Given	NIL
				B4-602	500	N/A	N/A	Given	NIL
				B4-701	1491	N/A	N/A	Given	NIL
				B4-702	500	N/A	N/A	Given	NIL
				B5-201	899	N/A	N/A	Given	NIL
				B5-301	1020	N/A	N/A	Given	NIL
				B5-401	1020	N/A	N/A	Given	NIL
				B5-402	810	N/A	N/A	Given	NIL
				B5-405	500	N/A	N/A	Given	NIL
				B5-501	1020	N/A	N/A	Given	NIL
				B5-505	500	N/A	N/A	Given	NIL
				B5-601	899	N/A	N/A	Given	NIL
				B5-603	500	N/A	N/A	Given	NIL
				B5-605	440	N/A	N/A	Given	NIL
				B5-701	1020	N/A	N/A	Given	NIL
				B5-702	1303.85	N/A	N/A	Given	NIL
				B5-703	500	N/A	N/A	Given	NIL
				B5-705	500	N/A	N/A	Given	NIL
				B6-201	1020	N/A	N/A	Given	NIL
				B6-301	500	N/A	N/A	Given	NIL
				B6-302	500	N/A	N/A	Given	NIL
				B6-303	500	N/A	N/A	Given	NIL
				B6-304	1587	N/A	N/A	Given	NIL
				B6-305	899	N/A	N/A	Given	NIL
				B6-401	899	N/A	N/A	Given	NIL

				B6-402	1020	N/A	N/A	Given	NIL
				B6-403	1415	N/A	N/A	Given	NIL
				B6-404	470	N/A	N/A	Given	NIL
				B6-501	470	N/A	N/A	Given	NIL
				B6-502	470	N/A	N/A	Given	NIL
				B6-503	470	N/A	N/A	Given	NIL
				B6-504	470	N/A	N/A	Given	NIL
				B6-505	500	N/A	N/A	Given	NIL
				B6-601	500	N/A	N/A	Given	NIL
				B6-602	1813	N/A	N/A	Given	NIL
				B6-603	899	N/A	N/A	Given	NIL
				B6-604	1020	N/A	N/A	Given	NIL
				B6-605	1020	N/A	N/A	Given	NIL
				B6-607	500	N/A	N/A	Given	NIL
				B6-701	500	N/A	N/A	Given	NIL
				B6-703	896.67	N/A	N/A	Given	NIL
				B6-704	899	N/A	N/A	Given	NIL
				B6-705	1587	N/A	N/A	Given	NIL
				B6-707	1020	N/A	N/A	Given	NIL
				301	1020	N/A	N/A	Given	NIL
				304	899	N/A	N/A	Given	NIL
				401	500	N/A	N/A	Given	NIL
				402	899	N/A	N/A	Given	NIL
				403	500	N/A	N/A	Given	NIL
				404	1303.85	N/A	N/A	Given	NIL
				501	1303.85	N/A	N/A	Given	NIL
				503	500	N/A	N/A	Given	NIL
				504	899	N/A	N/A	Given	NIL
				601	500	N/A	N/A	Given	NIL
				603	500	N/A	N/A	Given	NIL
				604	899	N/A	N/A	Given	NIL
				701	500	N/A	N/A	Given	NIL
				702	500	N/A	N/A	Given	NIL
				703	1472	N/A	N/A	Given	NIL
				704	1587	N/A	N/A	Given	NIL
				IR-106	1587	N/A	N/A	Given	NIL
				IR-201	1471	N/A	N/A	Given	NIL
				IR-202	1471	N/A	N/A	Given	NIL
				IR-203	1471	N/A	N/A	Given	NIL
				IR-204	500	N/A	N/A	Given	NIL
				IR-205	1303.85	N/A	N/A	Given	NIL
				IR-206	1472	N/A	N/A	Given	NIL
				IR-301	500	N/A	N/A	Given	NIL
				IR-302	984.7	N/A	N/A	Given	NIL
				IR-303	1472	N/A	N/A	Given	NIL
				IR-304	500	N/A	N/A	Given	NIL
				IR-401	1471	N/A	N/A	Given	NIL
				IR-402	1412	N/A	N/A	Given	NIL

				IR-403	1303.85	N/A	N/A	Given	NIL
				IR-501	500	N/A	N/A	Given	NIL
				IR-502	899	N/A	N/A	Given	NIL
				IR-503	1471	N/A	N/A	Given	NIL
				IR-601	1587	N/A	N/A	Given	NIL
				IR-602	1471	N/A	N/A	Given	NIL
				IR-603	1147	N/A	N/A	Given	NIL
				IR-701	1471	N/A	N/A	Given	NIL
				IR-702	1472	N/A	N/A	Given	NIL
				IR-703	1303.85	N/A	N/A	Given	NIL
				SMR-101	1471	N/A	N/A	Given	NIL
				SMR-102	1147	N/A	N/A	Given	NIL
				SMR-103	440	N/A	N/A	Given	NIL
				SMR-104	984.7	N/A	N/A	Given	NIL
				SMR-105	1222	N/A	N/A	Given	NIL
				Studio 201	1471	N/A	N/A	Given	NIL
				Studio 202	1471	N/A	N/A	Given	NIL
				Studio 203	1472	N/A	N/A	Given	NIL
				Studio 204	1471	N/A	N/A	Given	NIL
				Studio 205	1471	N/A	N/A	Given	NIL
				Studio 206	1222	N/A	N/A	Given	NIL
				Studio 207	1222	N/A	N/A	Given	NIL
				Studio 301	1222	N/A	N/A	Given	NIL
				Studio 302	1222	N/A	N/A	Given	NIL
				Studio 303	1222	N/A	N/A	Given	NIL
				Studio 304	1222	N/A	N/A	Given	NIL
				Studio 305	1222	N/A	N/A	Given	NIL
				Studio 306	1222	N/A	N/A	Given	NIL
				Studio 307	1222	N/A	N/A	Given	NIL
				Studio 401	1222	N/A	N/A	Given	NIL
				Studio 402	1222	N/A	N/A	Given	NIL
				Studio 403	1222	N/A	N/A	Given	NIL
				Studio 404	1222	N/A	N/A	Given	NIL
				Studio 405	1162	N/A	N/A	Given	NIL
				Studio 406	1162	N/A	N/A	Given	NIL
				Studio 407	1162	N/A	N/A	Given	NIL
				Studio	1162	N/A	N/A	Given	NIL


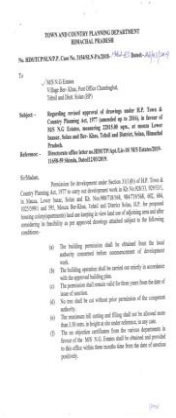
				501					
				Studio 502	1471	N/A	N/A	Given	NIL
				Studio 503	1472	N/A	N/A	Given	NIL
				Studio 504	1471	N/A	N/A	Given	NIL
				Studio 505	1126	N/A	N/A	Given	NIL
				Studio 506	1126	N/A	N/A	Given	NIL
				Studio 507	1126	N/A	N/A	Given	NIL
				Studio 601	1126	N/A	N/A	Given	NIL
				Studio 602	1126	N/A	N/A	Given	NIL
				Studio 603	1126	N/A	N/A	Given	NIL
				Studio 604	1126	N/A	N/A	Given	NIL
				Studio 605	1231	N/A	N/A	Given	NIL
				Studio 606	1231	N/A	N/A	Given	NIL
				Studio 607	1231	N/A	N/A	Given	NIL
				Studio 701	1231	N/A	N/A	Given	NIL
				Studio 702	1231	N/A	N/A	Given	NIL
				Studio 703	1231	N/A	N/A	Given	NIL
				Studio 704	1231	N/A	N/A	Given	NIL
				Studio 705	1231	N/A	N/A	Given	NIL
				Studio 706	1231	N/A	N/A	Given	NIL
				Studio 707	1231	N/A	N/A	Given	NIL
				SUITS-PH2-102	1231	N/A	N/A	Given	NIL
				SUITS-PH2-103	1231	N/A	N/A	Given	NIL
				SUITS-PH2-104	1231	N/A	N/A	Given	NIL
				SUITS-PH2-105	1231	N/A	N/A	Given	NIL
				SUITS-PH2-106	1147	N/A	N/A	Given	NIL
				B5-503	1455	N/A	N/A	Given	NIL
				B5-403	1455	N/A	N/A	Given	NIL
				B6-702	896	N/A	N/A	Given	NIL
				B6-507	896	N/A	N/A	Given	NIL
				B6-101	896	N/A	N/A	Given	NIL
				B6-102	896	N/A	N/A	Given	NIL
				B6-103	896	N/A	N/A	Given	NIL
				B6-104	896	N/A	N/A	Given	NIL
				B6-105	896	N/A	N/A	Given	NIL

				B6-106	896	N/A	N/A	Given	NIL
				B6-107	896	N/A	N/A	Given	NIL
				IR-102	473	N/A	N/A	Given	NIL
				IR-103	473	N/A	N/A	Given	NIL
				IR-104	473	N/A	N/A	Given	NIL
				IR-105	473	N/A	N/A	Given	NIL
				IR-101	473	N/A	N/A	Given	NIL
				B5-504	1103	N/A	N/A	Given	NIL
				IR-103	305	N/A	N/A	Given	NIL
				B5-604	1103	N/A	N/A	Given	NIL
				404	821	N/A	N/A	Given	NIL
				B5-602	1103	N/A	N/A	Given	NIL
				B6-204	615.94	N/A	N/A	Given	NIL
				503	755	N/A	N/A	Given	NIL
				B5-305	1032	N/A	N/A	Given	NIL
				201	821	N/A	N/A	Given	NIL
				B5-704	1103	N/A	N/A	Given	NIL
				Studio 306	333	N/A	N/A	Given	NIL
				B6-207	708.77	N/A	N/A	Given	NIL
				B5-303	977	N/A	N/A	Given	NIL
				Indicative schematic sketch SCHEME SKETCH-4 as Annexure 4A					
3.6	Details of Garages / Parkings (Covered)								
	From Date	To Date	Total Garages/ Parking (Nos)	Garages booked /sold previously (Nos)	Garages booked /sold In this Qtr (Nos)	Remaining Garages (Nos)			
	1 st June 2022	30 th June 2022	381 (amended application has been applied)	185	16	180			
	Indicative schematic sketch SCHEME SKETCH-6 as Annexure 4A								
3.7	Details of Individual Garages/ Parkings								
	From Date	To Date	Detail of total Garages / Parking sold / booked till the end of this Quarter				Posse ssion Status	Mortgage If any, Garage/ Covered Parking wise	
			Block/ Tower	Garage /Covered Parking No.	Type of Garage/ Covere d Parking	Carpet Area (Sqm)	Addition al detail if any		
			/ No. as per sanct ioned plan						

	1 st June 2022	30 th June 2022	-	N/A	N/A	N/A	N/A	N/A	N/A
	Indicative schematic sketch SCHEME SKETCH-7 as Annexure 4A								
3.8	Details of Commercial Buildings								
	From	To	Total Commercial Units/Shops (Nos)	Commercial Units /Shops booked / sold previously (Nos)		Commercial Units / Shops booked / sold in this Qtr (Nos)		Remaining Commercial Units/Shops (Nos)	
	1 st Oct 2021	31 st Dec 2021	Shopping Complex- 5	NIL		NIL		5	
	Indicative schematic sketch SCHEME SKETCH-8 as Annexure 4A								
3.9	Details of Individual Commercial Units (Shops/ Offices/Others)								
	From Date	To Date	Detail of Total Commercial Units booked / sold till the end of this Quarter					Possession Status	Mortgage If any
			Block/ Tower / No. as per sanctioned plan	Commercial Unit / Shop No.	Type Shop/ Office/ Other	Carpet Area (Sqm)	Addition al detail, if any		
	1 st June 2022	30 th June 2022	Not yet started	NIL	NIL	NIL	NIL	NIL	NIL
	Indicative schematic sketch SCHEME SKETCH-9 as Annexure 4A								
4.	<u>STATUS OF PHYSICAL COMPLETION OF WORKS</u>								
4.1	Details of status of Plotted Development (Nomenclature as per Sanctioned Plan)								
	Plot No.	Residential / Commercial / otherUse		% of completion		Likely completion date		Remarks	
		N/A		N/A		N/A		N/A	
		N/A		N/A		N/A		N/A	
	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			100%		NIL		NIL	
	BLOCK -2			100%					
	BLOCK -3			100%					
	BLOCK -4			100%					
	BLOCK -5			100%%					
	BLOCK -6			68.57%					
	IRIS(EWS)			100%					
	STUDIO PHASE 2			100%					
BLOCK- MALL ROAD			85%						

	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	N/A	N/A	N/A
	Villa / Cottage -2	N/A	N/A	N/A
	Villa / Cottage -3			
	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	N/A	N/A	N/A
	Garage/Covered parking-2	N/A	N/A	N/A
	Garage/Covered parking-3	N/A	N/A	N/A
	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 (Shopping Complex)	Not yet started	NIL	
	schematic Sketch on A-4 size of Paper SCHEME SKETCH-14			
5.	<u>STATUS OF COMPLETION OF INFRASTRUCTURE DEVELOPMENT</u>			
	Components	% of completion	Likely completion date	Remarks
5.1	A-Services			
i.	Roads and Pavements	60%	14.06.2026	
ii.	Parking		14.06.2026	
iii.	Water Supply	60%	14.06.2026	
iv.	Sewerage	60%	14.06.2026	
v.	Electrification	-	14.06.2026	
vi.	Storm Water Drainage	60%	14.06.2026	
vii.	Parks and Play Grounds	50%	14.06.2026	
viii.	Street Light	50%	14.06.2026	
ix.	Renewable Energy System	50%	14.06.2026	
x.	Security and Fire Fighting Services	50%	14.06.2026	
xi.	Sewerage Treatment Plant (STP)	100%	14.06.2026	
xii.	Underground Tank	50%	14.06.2026	
xiii.	Rain Water Harvesting	50%	14.06.2026	
xiv.	Electrical Sub-Station	-	14.06.2026	




5.2	*B1–Community building to be transferred to Resident Welfare Association (RWA)			
i.	Community Centre	90%	NIL	
ii.	Others	NIL	NIL	
5.3	*B2–Community building to be sold to third party or to be retained by Promoter			
i.	Schools	NIL	NIL	
ii	Club House	NIL	NIL	
iii.	Hospital and Dispensary	NIL	NIL	
iv.	Shopping Areas	NIL	NIL	
v.	Others	NIL	NIL	
	schematic Sketch on A-4 size of Paper SCHEME SKETCH-15			
6.	<u>FINANCIAL PROGRESS(COST AND EXPENDITURE ON THE PROJECT)</u>			
Sr.No	Particulars	Amount (inRs.)		
6.1	Total estimated cost of the Project Copy should be attached (Annexure 5)	99,75,72,000/-		
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)	10,62,00,000	NIL	NIL
ii	Estimated Cost of construction of apartments / commercial area / Mixed use development	84,45,37,000	39,05,28,000	45,40,09,000
iii	Estimated Cost of infrastructure and other structures/community facilities	4,05,00,000	17,19,60,000	(13,14,60,000)
iv	Other costs including External Development Charges (EDC), Internal Development Charges (IDC), Taxes, Levies, Cess etc.	100,00,000	83,80,000	16,20,000
-	TOTAL (excluding land cost)	99,75,72,000	57,08,68,000	58,70,89,000
6.3	(i) Total estimated expenditure incurred till the end of Quarter under reference	57,08,68,000/-		
	(ii) Expenditure of total estimated cost in %	57.22%		
6.4	Whether the project is on schedule as per the actual expenditure.			
	(i) Specify the reasons, if not as per schedule	NIL		
	(ii) Mention details on how to overcome the backlog	NIL		

7.	<u>DETAILS OF FINANCIAL TRANSACTIONS IN SEPARATE BANK ACCOUNT</u>					
	Amount in Lakhs (Rs.) Status in Separate Bank Account of this Quarter					
	From Date	To Date	Balance amount before this Quarter (Rs.)	Amount deposited in this Quarter (Rs.)	Amount withdrawal in this Quarter (Rs.)	Total remaining amount (Rs.)
	1 st June 2022	30 th June 2022	1.33	134.19	128.77	6.75
8.	<u>GOVERNMENT DUES AND PAYMENT DETAILS</u>					
	Description of Head			Amount (inRs.)	Image of Receipt (jpeg)	
8.1	Development fee / Planning Permission Fee / Change of Land Use fee etc.			N.A.		
8.2	Infrastructure charges/ fees paid to any other authority e.g. NH/PWD/HPSEB/PCB/ULB for NOC			N.A.		
8.3	Compounding Charges/ Regularization charges			N.A.		
8.4	Total			N.A.	-	
9.	<u>DETAILS OF SANCTION AND REVISED / COMPLETION SANCTION</u>					
	Type of Sanction (Proposal / Revised/ Completion)	Order No	Date	No. of pages of Sanction Letter	Total no. of Sanctioned Plans	Image / Pdf of all pages of Sanction Letter and Plans (jpeg/Pdf)
9.1	Site Plan		28.3.2019	1	1	
			28.3.2019	1	1	
10.	<u>MISCELLANEOUS</u>					
10.1	List of Channel Partners(HP RERA Registered Agents)					
	Channel Partner's Name			HP RERA Registration No.		
	i.	NIL		NIL		
	*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.	NIL	NIL		NIL		NIL		
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	Amount collected (in %)	Total Amount Collecte d (inRs.)
	1	B5-504	Shishir Mudgil	02-06-2022		1103	82,58,407	38.74	32,00,000
	2	IR-103	Vidhi Grover	01-06-2022		305	19,08,000	84.90	16,20,000
	3	B5-604	Rita Tikoo	01-06-2022		1103	70,23,507	40.70	28,58,685
	4	404	Indu Sanghi	20-05-2022		821	33,50,925	10.14	3,40,000
	5	B5-602	Navpratap	16-05-2022		1103	53,83,687	7.42	4,00,000
	6	B6-204	Nikhil Jain	15-05-2022		615.94	29,34,080	16.70	4,90,000
	7	503	Maneesh Chechi	14-05-2022		755	58,83,000	9.43	5,55,000
	8	B5-305	Swapndeep	20-04-2022		1032	79,62,508	18.45	14,69,700
	9	201	Nidhi	18-04-2022		821	50,49,045	17.82	9,00,000
	10	B5-704	Sanchit Minhans	10-04-2022		1103	44,84,542	100	44,84,542
	11	Studio 306	Preeti Ahluwalia	06-04-2022		333	14,78,000	41.27	6,10,000
	12	B6-207	Vikas Paper Products	05-04-2022		708.77	56,00,000	100	56,00,000
	13	B5-303	Indu Sanghi	04-04-2022		977	38,30,707	7.83	3,00,000
10.4	Latest marketing collateral, if any						NIL		
10.5	Copy of latest advertisement details, if any						NIL		

Note. — (*) Extend as required

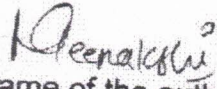
11.	<u>LATEST SITE UPDATE THROUGH MEDIA GALLERY</u>							
11.1	Flats / Apartments							
Sr. No.	From Date	To Date	Image 1 Jpeg	Image 2 Jpeg	Image 3 Jpeg	Image 4 Jpeg	Image 5 Jpeg	Video (only on website)

	1 st June 2022	30 th June 2022			
11.4	Commercial Units (Shops, Offices, Others etc)				
	1 st June 2022	30 th June 2022	NOT YET START	NOT YET START	NOT YET START

12.	<u>VARIOUS ANNEXURES AND CERTIFICATES BY PROFESSIONALS TO BE SUBMITTED</u>	
12.1	Detailed Specifications for each prototype of plot, flat, cottage, shop/ commercial units etc.	Annexure- 1A to 1G and so on
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
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 -6
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 -7
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 - 8
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 Sepa ate 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

Place: Chandigarh

Date: 02nd October 2020.


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

SCO 829, NAC

Manimajra Chandigarh

ANNEXURE 5**Project:- Chester Hills****ESTIMATED COST OF THE PROJECT**

Sr. No.	Description	Amount (in Rs.)
1.	Land Cost	10,62,00,000/-
2.	Development Cost / Infrastructure/ Other Structure/ Community Facility	4,05,00,000/-
3.	Construction Cost	84,45,37,000/-
4.	Other Cost (Including External Development Charges (EDC), Internal Development charges (IDC), Taxes, levies, Cess, etc.)	1,00,00,000/-
	TOTAL	99,75,72,000/-



ER. LAKHWINDER SINGH
APPROVED STRUCTURE ENGINEER
TCP REG. No. RS0165/2020
Mob : 98058 50298

Signature of Engineer**Date: 25-07-2022****Name. : ER. LAKHWINDER SINGH****Place: SHIMLA****Aadhar No :****Pan No. :****Mob No. : 9805850298****Email id : lakhwindersinghkhalsa07@gmail.com****Address : Guru Nanak Cottage Annadale Shimla (H.P.)****License No. : RS0165/2020**

ARCHITECT'S CERTIFICATE
(For the period till JUNE2022)

Certificate No. _____

To,
M/s NG Estates
Hindustan Sanitary Store
Bye-Pass Road, Solan, HP

Subject:- Certificate of percentage of completion of Construction/ Development work in CHESTER HILLS.

Ref: HP RERA Registration No. *RERAHPSOP09180041*

Sir,

I Suresh Sharma have undertaken assignment as Architect for the Construction / Development Work of the Project **CHESTER HILLS**, situated at **Solan, Himachal Pardesh** as measuring 22815sq.mtr. area being developed by **NG Estates.**

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 **Chester hills**, 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**Block/ Tower A/1**

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	4 Units	Complete	100%
2	Basement	Complete	Complete	100%
3	Super Structure (Column and lintel up to Slab bottom Level)	Complete	Complete	100%
4	Slabs	Complete	Complete	100%
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouring (v) Painting	Complete	Complete	100%
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	Complete	Complete	100%
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Complete	Complete	100%
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	Complete	Complete	100%
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	Complete	Complete	100%



TABLE- A
Block/ Tower B/2

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	8 Units	Complete	100%
2	Basement	8 Units	Complete	100%
3	Super Structure (Column and lintel up to Slab bottom Level)	8 Units	Complete	100%
4	Slabs	8 Units	Complete	100%
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouting (v) Painting	8 Units	Complete	100%
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	8 Units	Complete	100%
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	8 Units	Complete	100%
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	8 Units	Complete	100%
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	8 Units	Complete	100%



TABLE- A**Block/ Tower C/3**

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	27 Units	Complete	100%
2	Basement	27 Units	Complete	100%
3	Super Structure (Column and lintel up to Slab bottom Level)	27 Units	Complete	100%
4	Slabs	27 Units	Complete	100%
5*	Internal task/activities to each of the Flat/ Premises - (vi) Bricks wall (vii) Joinery (doors and windows) (viii) Plaster (ix) Flouting (x) Painting	27 Units	Complete	100%
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	27 Units	Complete	100%
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	27 Units	Complete	100%
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	27 Units	Complete	100%
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	27 Units	Complete	100%

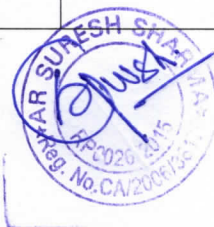


TABLE- A
Block/ Tower D/4

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	17 Units	Complete	100%
2	Basement	17 Units	Complete	100%
3	Super Structure (Column and lintel up to Slab bottom Level)	17 Units	Complete	100%
4	Slabs	17 Units	Complete	100%
5*	Internal task/activities to each of the Flat/ Premises - (xi) Bricks wall (xii) Joinery (doors and windows) (xiii) Plaster (xiv) Flouting (xv) Painting	17 Units	Complete	100%
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	17 Units	Complete	100%
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	17 Units	Complete	100%
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	17 Units	Complete	100%
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	17 Units	Complete	100%



TABLE- A**Block/ Tower (IRIS/EWS)**

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	28 Units	Complete	100%
2	Basement/Stilt	100%	Complete	100%
3	Super Structure (Column and lintel up to Slab bottom Level)	Complete	Complete	100%
4	Slabs	Complete	Complete	100%
5*	Internal task/activities to each of the Flat/ Premises - (xvi) Bricks wall (xvii) Joinery (doors and windows) (xviii) Plaster (xix) Flouring (xx) Painting			100%
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises			100%
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks			100%
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing			100%
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	-	-	100%



TABLE- A**Block/ Tower (Block 5)**

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	34	complete	100%
2	Basement/Stilt	-	-	100%
3	Super Structure (Column and lintel up to Slab bottom Level)	-		100%
4	Slabs	-		100%
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouting (v) Painting	-	-	100%
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	-	-	100%
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	-	-	100%
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	-	-	100%
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	-	-	100%



TABLE- A**Block/ Tower (Block 6)**

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	42 UNITS		100%
2	Basement	-	-	60%
3	Super Structure (Column and lintel up to Slab bottom Level)	-		100%
4	Slabs	-		100%
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouring (v) Painting	-	-	50%
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	-	-	30%
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	-	-	40%
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	-	-	-



TABLE- A**Block/ Tower (Studio Ph 2)**

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	49	completed	100%
2	Basement		100%	100%
3	Super Structure (Column and lintel up to Slab bottom Level)		COMPLETE	100%
4	Slabs		completed	100%
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouring (v) Painting			100%
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises			100%
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks			100%
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing			100%
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			100%



TABLE- A**Block/ Tower (Block-MALL ROAD)**

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	5 Comm Units 12 Resi Flats Total = 17		100%
2	Basement	-	-	100%
3	Super Structure (Column and lintel up to Slab bottom Level)	-		100%
4	Slabs	-		100%
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouring (v) Painting	-	-	70%
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	-	-	70%
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	-	-	70%
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	-	-	70%
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	-	-	-



TABLE- A**Block/ Tower (Block-7)**

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	28Units		100%
2	Basement	-	-	50%
3	Super Structure (Column and lintel up to Slab bottom Level)	-		20%
4	Slabs	-		20%
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouing (v) 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	-	-	

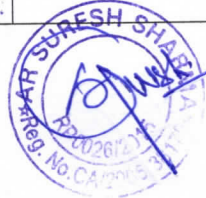


TABLE-B**Internal & External Development Works in respect of the entire Project**

Sr. No	Common Areas Facilities and Amenities	Proposed (Yes/No)	Percentage of Work Done	Details
1.	Internal Roads & Foot paths	Y	60%	
2.	Water Supply Line	Y	60%	
3.	Sewerage (chamber, lines, Septic Tank)	Y	60%	
4.	Sewage Treatment Plant (STP)	Y	100%	
5.	Storm Water Drains	Y	60%	
6.	Landscaping & Tree Planting	Y	50%	
7.	Street Lighting	Y	50%	
8.	Community Buildings/ Club House	Y	90%	
9.	Solid Waste Management & Disposal	-	-	
10.	Water conservation, Rain Water Harvesting	Y	50%	
11.	Energy Management / Sub-station	Y	60%	
12.	Fire protection and fire safety requirements	Y	60%	
13.	Open area (Park)	Y	50%	
14.	Boundary Wall & Main Gate	Y	50%	
15.	Security Service	Y	-	
16.	Others (As per Brochure) (Option to add more)	-	-	



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.	406	250	56%
2	Overall percentage of development completed as per Table-B.			60%
3*	Overall percentage of completion of the project			

Signature of Architect**Date:-25.07.2022****Name : AR.SURESH SHARMA****Address : Aayaadi Associates Santosh Bhawan, 1st Floor
Basal Road, Chambaghat, Tehsil
& Distt. Solan (H.P.) Pin Code : 173213****Place: Solan****Aadhar No. : 5961 8260 4587****Pan No. : AZWPS7585B****(License No or Authority : Registered to Town & Country Planning (H.P.) Reg.No.
RP0026/2015 Council of Architecture (Reg.No.CA/2006/38170)****And Institution of valuers New Delhi. (Reg.No.A21079)****Mobile Number: 9418020099****Email ID : aayaadiassociates@gmail.com**

ENGINEER'S CERTIFICATE
(For the period till JUNE 2022)

Certificate No._____

To,
M/s NG Estates
Hindustan Sanitary Store
Bye-Pass Road, Solan, HP

Subject: Certificate of Cost Incurred for Development of **CHESTER HILLS**

Ref:HP RERA Project Registration No. **RERAHPSOP09180041**

Sir,

I Lakhwinder Singh have undertaken assignment for the **CHESTER HILLS** Project, situated at **Solan, Himachal Pardesh** as measuring 22815sq.mtr. area being developed by **N G Estates**.

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)**

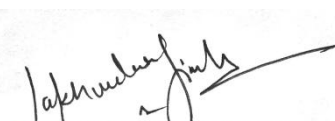
Sr. No	Particulars	Amounts (Lakhs)
(i)	(ii)	(iii)
1	Total Estimated Cost	8445.37
2	Cost incurred as on 30th JUNE 2022 (based on the Estimated items)	4250.00
3	If Cost incurred for items other than estimated items	0.00
4	Balance Cost to be incurred (Based on Estimated items) [A(1)(iii)-(A(2)(iii)+A(3)(iii))]	4195.37
5	Work done in percentage [A(2)(iii)+A(3)(iii)/A(1)(iii)]x100 (as percentage of the estimated cost)	50.32%

TABLE-B**Internal and External Development(Excluding Cost of land)**

Sr. No	Particulars	Amounts (Lakhs)
(i)	(ii)	(iii)
1	Total Estimated Cost of the internal and external development works including amenities and facilities in the layout as on 30th JUNE 2022	1530.35
2	Cost incurred as on 30th JUNE 2022 (based on the Estimated items)	1440.00
3	If cost incurred for items other than Estimated items	00.00
4	Balance cost to be incurred (based on estimated items) [B(1)(iii) - (B(2)(iii)+B(3)(iii))]	90.35
5	Work done in percentage [B(2)(iii)+B(3)(iii) /B(1)(iii)]x100 (as percentage of the estimated cost)	94.10%

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)]	9975.72
2	Total Cost incurred [TableA(2)(iii)+A(3)(iii)+Table B (2)(iii)+Table B(3)(iii)]	5690.00
3	Total work done in percentage [as per Table][C(2)(iii)/ C(1)(iii)]X 100]	57.04%
4	The balance cost to complete the project [Table A(4)(iii)+Table B (4)(iii)]	4285.72



ER. LAKHWINDER SINGH
APPROVED STRUCTURE ENGINEER
TCP REG. No. RS0165/2020
Mob : 98058 50298

Signature of Engineer

Date: 25-07-2022

Name. : ER. LAKHWINDER SINGH

Place: SHIMLA

Aadhar No :

Pan No. :

Mob No. : 9805850298

Email id : lakhwindersinghkhalsa07@gmail.com

Address : Guru Nanak Cottage Annadale Shimla (H.P.)

License No. : RS0165/2020

Chartered Accountants

Head Office: H. No.:729-A (Basement), Near HUDA Offices, Sector-8, Panchkula – 134109 (Haryana).

Ph.: 0172-4654660, Mob. No.: 98887-68478 E-mail: cagauravgoyal27@gmail.com ; bmg729@yahoo.com

CERT/2022-23/037

UDIN : 22546773ANUAYA5916

ANNEXURE -8

CHARTERED ACCOUNTANT'S CERTIFICATE

(For the Quarter ending June 2022)

Name of the Promoter- **M/s NG Estates**

Name of the Project- **CHESTER HILLS**

HP RERA Registration No - **RERAHPSOP09180041**

Sr. No	Particulars		Amount (Rs.in Lakhs)
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)	1062.00
		Sub-Total of Land Cost 1(i)	1062.00
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)	3905.28
		(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.	1719.60
		Total 2 (i)	5624.88

Our branches:-

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3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

	b.	Payment of taxes, cess, fees, charges, premiums, interest etc. to any statutory authority. Project Clearance Fees (i) Fees paid to HP RERA (ii) Fees paid to T&CP Deptt. (iii) Fees paid to Local Authority (Municipal / Panchayat) (iv) Consultant / Architect / Engineer Fees (directly attributable to Project) (v) Any other (specify)	83.80
	c.	Interest payable to financial institutions, scheduled banks, Non-Banking Financial Institution (NBFC) or money lenders on construction funding or money borrowed for construction;	NIL
3.	d.	Sub-Total of Development Cost and Construction Cost	5708.68
		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)	6770.68
4.		% Completion of Construction Work (As per Project Architect's Certificate) Certificate No.....dated.....	67%

This Certificate is being issued on specific request of **M/s NG Estates** 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: Zirakpur
Date: 28.07.2022

For Brij Gupta and Co.
Chartered Accountants



CA Gaurav Goyal
Partner
M. No. : 546773
FRN : 003070N

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
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4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

Sr. No	Particulars	As per Certificate given for last Quarter	During the quarter	Total
1.	Total Land Cost as per Sr. No. 1 (i)	1062.00	-	1062.00
2.	Total Expenditure / Cost incurred as per Sr. No. 3 (d)	5181.93	526.75	5708.68
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	5231.44	987.05	6218.49

Separate Bank Account of the Project		
Name of the Bank - HDFC Band Ltd. Branch- SCO - 241, Sector - 20, Panchkula, Haryana Account Number- 50200024072157 IFSC Code- HDFC0000673		
Sr.No	Particulars	Amount in Rs in Lakhs. *
1.	Opening Balance in the Separate Bank Account of the project at the start of the reported quarter.	1.33
2.	(Add): Deposits in the Separate Bank Account of the project during the reported quarter.	134.19
3.	(Less): Withdrawals from the Separate Bank Account of the project during the reported quarter.	128.77
4.	Closing Balance in the Separate Bank Account of the project at the end of the reported quarter.	6.75

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4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the Real Estate Project	4785.72
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)	2207.53
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	16822.78 sq mtr
4.	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per B. of sub - Annexure- 'X' to this Certificate.	2420.04
5.	Estimated receivables of ongoing Project. Sum of (2 + 4(ii))	4627.57
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 Bank Account.) and (If 4 is lesser than 1, then 100% of the balance receivables of ongoing Project will be deposited in the Separate Bank Account.)	4627.57

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 documents till date.

Place: Zirakpur
Date: 28.07.2022

For Brij Gupta and Co.
Chartered Accountants



CA Gaurav Goyal
Partner
M. No. : 546773
FRN : 003070N

Our branches:-

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SUB - ANNEXURE-X

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

A. BOOKED INVENTORY

A. 1. In case of Flats/ Apartments:-

Sr. No.	Block/ Tower No. Nomenclature as per sanctioned plan	No. of Flats / Apartment s/ units	Carp et Area (in Sq. fts.)	Area of exclu sive balco ny / vera nda/ cover ed parki ng (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.)
1	B1-ATLIA	B1-201	1044		52,48,000	52,48,000	-	-
2	B1-ATLIA	B1-401	1044		50,36,900	50,36,900	-	-
3	B1-ATLIA	B1-101	1044		44,00,000	44,00,000	-	-
4	B1-ATLIA	B1-301	1044		50,08,280	50,08,280	-	-
5	B2- BELMOND O	B2-201	590		26,16,220	26,16,220	-	-
6	B2- BELMOND O	B2-402	909		29,15,431	29,15,431	-	-
7	B2- BELMOND O	B2-401	895		43,15,740	43,15,740	-	-
8	B2- BELMOND O	B2-302	598		38,44,220	38,44,220	-	-
9	B2- BELMOND O	B2-301	590		29,40,200	29,40,200	-	-
10	B2- BELMOND O	B2-202	598		36,34,220	36,34,220	-	-
11	B2- BELMOND O	B2-102	598		35,34,000	35,34,000	-	-

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3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

	O							
12	B2-BELMOND O	B2-101	590		29,97,487	29,97,487	-	-
13	B3-ALLURA	B3-103	709		44,70,400	44,70,400	-	-
14	B3-ALLURA	B3-304	715		44,31,000	44,31,000	-	-
15	B3-ALLURA	B3-602	704		32,73,612	32,73,612	-	-
16	B3-ALLURA	B3-404	715		43,78,400	43,78,400	-	-
17	B3-ALLURA	B3-603	712		50,43,902	50,43,902	-	-
18	B3-ALLURA	B3-501	707		45,37,062	45,37,062	-	-
19	B3-ALLURA	B3-202	704		42,72,400	42,72,400	-	-
20	B3-ALLURA	B3-504	715		45,86,400	45,86,400	-	-
21	B3-ALLURA	B3-204	707		42,52,220	42,52,220	-	-
22	B3-ALLURA	B3-201	707		31,90,776	31,90,776	-	-
23	B3-ALLURA	B3-101	704		40,29,976	40,29,976	-	-
24	B3-ALLURA	B3-502	704		45,47,776	45,47,776	-	-
25	B3-ALLURA	B3-301	707		48,23,600	48,23,600	-	-
26	B3-ALLURA	B3-203	712		44,96,400	44,96,400	-	-
27	B3-ALLURA	B3-302	704		42,14,644	42,14,644	-	-
28	B3-ALLURA	B3-701	707		27,00,000	27,00,000	-	-
29	B3-ALLURA	B3-401	707		31,43,066	31,43,066	-	-
30	B3-ALLURA	B3-503	712		19,18,000	19,18,000	-	-
31	B3-ALLURA	B3-604	715		37,42,000	37,42,000	-	-
32	B3-ALLURA	B3-303	712		44,42,380	44,42,380	-	-
33	B3-ALLURA	B3-402	704		36,36,400	36,36,400	-	-
34	B3-ALLURA	B3-601	707		23,17,500	23,17,500	-	-
35	B3-ALLURA	B3-102	712		44,48,400	44,48,400	-	-
36	B3-	B3-403	712				-	-

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4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

	ALLURA				19,18,000	19,18,000		
37	B3-ALLURA	B3-704	715		24,60,320	24,60,320	-	-
38	B3-ALLURA	B3-702	704		29,47,200	29,47,200	-	-
39	B3-ALLURA	B3-703	712		29,39,200	29,39,200	-	-
40	B4-COSTIERA	B4-103	1043		63,89,820	63,89,820	-	-
41	B4-COSTIERA	B4-202	1005		45,43,328	45,43,328	-	-
42	B4-COSTIERA	B4-303	1043		68,26,812	68,26,812	-	-
43	B4-COSTIERA	B4-702	1257		75,74,240	75,74,240	-	-
44	B4-COSTIERA	B4-503	1043		66,89,170	66,89,170	-	-
45	B4-COSTIERA	B4-201	1005		57,04,000	57,04,000	-	-
46	B4-COSTIERA	B4-101	1027		63,64,708	63,64,708	-	-
47	B4-COSTIERA	B4-601	1026		43,33,300	43,33,300	-	-
48	B4-COSTIERA	B4-602	1005		63,10,100	63,10,100	-	-
49	B4-COSTIERA	B4-401	1026		56,74,450	56,74,450	-	-
50	B4-COSTIERA	B4-102	1026		62,46,800	62,46,800	-	-
51	B4-COSTIERA	B4-302	1026		38,56,827	38,56,827	-	-
52	B4-COSTIERA	B4-301	1027		63,24,127	63,24,127	-	-
53	B4-COSTIERA	B4-502	1026		55,36,340	55,36,340	-	-
54	B4-COSTIERA	B4-701	1294		47,11,220	47,11,220	-	-
55	B4-COSTIERA	B4-501	1027		38,95,000	38,95,000	-	-
56	B5-DIORO	B5-505	1072.4 2		45,31,740	35,00,000	-	10,31,740
57	B5-DIORO	B5-601	1074.8 4		31,31,740	22,55,000	-	8,76,740
58	B5-DIORO	B5-401	1074.8 4		38,14,267	10,00,000	8,24,000	19,90,267
59	B5-DIORO	B5-701	1074.8 4		35,00,000	35,00,000	-	-
60	B5-DIORO	B5-605	1072.4 2		68,03,460	29,00,000	3,00,000	36,03,460
61	B5-DIORO	B5-301	1074.8 4		35,13,597	12,50,000	18,36,556	4,27,041

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4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

62	B5-DIORO	B5-705	1074.4 2		61,77,610	25,80,000	13,00,000	22,97,610
63	B5-DIORO	B5-501	1074.8 4		76,33,635	49,38,192	-	26,95,443
64	B5-DIORO	B5-201	1074.8 4		87,76,475	81,26,300	-	6,50,175
65	B5-DIORO	B5-702	1095.2		70,30,000	49,00,000	-	21,30,000
66	B5-DIORO	B5-603	1013.3		64,55,000	6,50,000	-	58,05,000
67	B5-DIORO	B5-402	1074.8 4		41,14,600	10,47,800	15,18,400	15,48,400
68	B5-DIORO	B5-405	1074.8 4		76,24,950	59,63,300	-	16,61,650
69	B5-DIORO	B5-503	1072.4 2		70,00,000	8,57,273	8,24,000	53,18,727
70	B5-DIORO	B5-403	1072.4 2		72,00,000	2,50,000	2,50,000	67,00,000
71	B5-DIORO	B5-704	1103		44,84,542	-	8,00,000	36,84,542
72	B5-DIORO	B5-305	1032		79,62,508	-	14,69,700	64,92,808
73	B5-DIORO	B5-602	1103		53,83,687	-	4,00,000	49,83,687
74	B5-DIORO	B5-604	1103		70,23,507	-	28,58,685	41,64,822
75	B5-DIORO	B5-303	977		38,30,707	-	3,00,000	35,30,707
76	B5-DIORO	B5-504	1103		82,58,407	-	32,00,000	50,58,407
77	B6-ELYSIUM	B6-605	921.89		58,00,000	25,70,000	12,65,000	19,65,000
78	B6-ELYSIUM	B6-701	905.99		56,64,290	35,14,055	7,75,768	13,74,467
79	B6-ELYSIUM	B6-203	693.29		52,30,000	10,000	-	52,20,000
80	B6-ELYSIUM	B6-501	905.99		51,95,203	25,00,000	20,00,000	6,95,203
81	B6-ELYSIUM	B6-401	905.99		45,45,794	10,75,000	-	34,70,794
82	B6-ELYSIUM	B6-704	693.29		41,67,388	27,30,000	3,90,000	10,47,388
83	B6-ELYSIUM	B6-301	905.99		51,94,125	15,04,965	20,00,000	16,89,160
84	B6-ELYSIUM	B6-505	921.89		44,21,072	5,21,000	11,00,000	28,00,072
85	B6-ELYSIUM	B6-603	693.29		41,54,964	18,10,578	-	23,44,386
86	B6-ELYSIUM	B6-502	615.94		32,07,585	24,00,000	1,50,000	6,57,585
87	B6-ELYSIUM	B6-707	708.77		42,98,953	29,69,050	2,01,488	11,28,415

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88	B6-ELYSIUM	B6-504	693.35		42,18,150	32,78,720	2,04,920	7,34,510
89	B6-ELYSIUM	B6-503	693.35		42,47,630	32,23,584	-	10,24,046
90	B6-ELYSIUM	B6-402	615.94		37,70,116	29,21,760	1,82,610	6,65,746
91	B6-ELYSIUM	B6-404	693.35		41,73,473	32,43,040	2,02,690	7,27,743
92	B6-ELYSIUM	B6-403	693.35		41,23,873	32,03,360	2,00,210	7,20,303
93	B6-ELYSIUM	B6-602	615.94		39,03,604	21,80,000	3,70,000	13,53,604
94	B6-ELYSIUM	B6-703	693.29		43,70,105	24,61,632	4,10,272	14,98,201
95	B6-ELYSIUM	B6-604	693.29		42,42,768	32,00,000	-	10,42,768
96	B6-ELYSIUM	B6-303	693.29		46,33,070	35,28,000	2,20,500	8,84,570
97	B6-ELYSIUM	B6-601	905.99		61,60,592	5,80,000	2,00,000	53,80,592
98	B6-ELYSIUM	B6-302	615.94		44,11,995	33,60,000	2,10,000	8,41,995
99	B6-ELYSIUM	B6-304	693.25		47,97,384	4,57,000	17,27,500	26,12,884
100	B6-ELYSIUM	B6-607	708.77		37,27,396	18,29,840	-	18,97,556
101	B6-ELYSIUM	B6-201	905.99		51,91,211	9,00,000	11,50,000	31,41,211
102	B6-ELYSIUM	B6-705	921.89		65,73,176	22,90,000	29,37,500	13,45,676
103	B6-ELYSIUM	B6-305	921.89		64,43,220	24,60,000	12,30,000	27,53,220
104	B6-ELYSIUM	B6-702	615		48,76,321	8,59,730	27,94,122	12,22,469
105	B6-ELYSIUM	B6-507	708		49,12,875	13,50,000	18,00,000	17,62,875
106	B6-ELYSIUM	B6-101	905		49,50,000	37,14,286	-	12,35,714
107	B6-ELYSIUM	B6-102	615		49,50,000	37,14,286	-	12,35,714
108	B6-ELYSIUM	B6-103	693		49,50,000	37,14,286	-	12,35,714
109	B6-ELYSIUM	B6-104	693		49,50,000	37,14,286	-	12,35,714
110	B6-ELYSIUM	B6-105	921		49,50,000	37,14,286	-	12,35,714
111	B6-ELYSIUM	B6-106	700		49,50,000	37,14,286	-	12,35,714
112	B6-ELYSIUM	B6-107	708		49,50,000	37,14,286	-	12,35,714
113	B6-ELYSIUM	B6-204	615.94		29,34,080	-	4,90,000	24,44,080

Our branches:-

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114	B6-ELYSIUM	B6-405	921.9		67,34,047	-	20,00,000	47,34,047
115	B6-ELYSIUM	B6-207	708.77		56,00,000	-	56,00,000	-
116	IRIS	IR-301	302		8,80,000	8,80,000	-	-
117	IRIS	IR-201	302		8,02,000	8,02,000	-	-
118	IRIS	IR-202	302		7,60,000	7,60,000	-	-
119	IRIS	IR-106	302		7,60,000	7,60,000	-	-
120	IRIS	IR-402	598		24,39,839	24,39,839	-	-
121	IRIS	IR-401	598		23,82,400	23,82,400	-	-
122	IRIS	IR-503	598		15,00,000	15,00,000	-	-
123	IRIS	IR-403	598		25,45,000	25,45,000	-	-
124	IRIS	IR-701	598		35,02,500	35,02,500	-	-
125	IRIS	IR-204	302		18,86,326	18,86,326	-	-
126	IRIS	IR-303	598		31,80,000	31,80,000	-	-
127	IRIS	IR-304	598		31,80,000	31,80,000	-	-
128	IRIS	IR-502	598		35,32,500	35,32,500	-	-
129	IRIS	IR-703	598		35,77,034	35,77,034	-	-
130	IRIS	IR-603	598		31,80,000	31,80,000	-	-
131	IRIS	IR-702	598		37,36,112	25,20,000	12,16,112	-
132	IRIS	IR-601	598		23,32,000	23,32,000	-	-
133	IRIS	IR-602	598		23,34,000	23,34,000	-	-
134	IRIS	IR-501	598		26,50,000	26,50,000	-	-
135	IRIS	IR-302	302		23,04,700	22,20,700	-	84,000
136	IRIS	IR-206	302		18,86,002	18,86,002	-	-
137	IRIS	IR-205	302		23,13,100	23,13,100	-	-
138	IRIS	IR-203	302		14,08,997	14,08,997	-	-
139	IRIS	IR-102	347		19,92,000	21,000	10,70,800	9,00,200

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
2. S.C.F. 499, First Floor, Motor Market, Manimajra, Chandigarh (U.T.) – 160101.
3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

140	IRIS	IR-104	347		21,86,002	10,000	-	21,76,002
141	IRIS	IR-101	347		18,86,800	14,78,000	4,08,800	-
142	IRIS	IR-103	305		19,08,000	-	16,20,000	2,88,000
143	IRIS	IR-105	305		12,19,000	-	1,85,000	10,34,000
144	Shoping Complex	SMR-102	290		34,09,400	27,13,000	-	6,96,400
145	Shoping Complex	SMR-101	290		28,69,400	20,14,000	-	8,55,400
146	Shoping Complex	SMR-103	290		27,09,400	21,98,000	-	5,11,400
147	Shoping Complex	SMR-104	290		37,49,540	19,40,000	-	18,09,540
148	Shoping Complex	SMR-105	290		37,49,540	19,00,000	-	18,49,540
149	Studio Ph-2	Studio 607	342		15,40,000	15,40,000	-	-
150	Studio Ph-2	SUITS-PH2-104	349		27,52,500	27,52,500	-	-
151	Studio Ph-2	Studio 301	348		23,85,000	23,85,000	-	-
152	Studio Ph-2	Studio 705	349		23,38,100	22,63,100	-	75,000
153	Studio Ph-2	Studio 405	349		28,89,030	23,07,069	5,81,961	-
154	Studio Ph-2	Studio 507	342		20,08,850	20,08,850	-	-
155	Studio Ph-2	Studio 504	349		24,64,000	24,64,000	-	-
156	Studio Ph-2	Studio 601	348		25,95,000	25,95,000	-	-
157	Studio Ph-2	Studio 701	348		25,97,000	25,97,000	-	-
158	Studio Ph-2	Studio 704	349		18,04,500	18,04,500	-	-
159	Studio Ph-2	Studio 604	349		19,74,500	19,74,500	-	-
160	Studio Ph-2	Studio 403	343		28,09,050	28,09,050	-	-
161	Studio Ph-2	Studio 702	342		25,97,000	25,97,000	-	-
162	Studio Ph-2	Studio 605	349		13,75,000	13,75,000	-	-
163	Studio Ph-2	Studio 401	349		24,27,122	24,27,122	-	-
164	Studio Ph-2	Studio 407	337		24,27,122	24,27,122	-	-
165	Studio Ph-2	Studio 404	349		29,17,500	29,17,500	-	-

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
2. S.C.F. 499, First Floor, Motor Market, Manimajra, Chandigarh (U.T.) – 160101.
3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

166	Studio Ph-2	Studio 706	333		20,03,250	20,03,250	-	-
167	Studio Ph-2	Studio 406	333		24,24,743	20,00,000	4,24,743	-
168	Studio Ph-2	Studio 304	349		29,94,500	29,94,500	-	-
169	Studio Ph-2	Studio 307	342		16,40,000	16,40,000	-	-
170	Studio Ph-2	Studio 703	343		16,93,200	16,93,200	-	-
171	Studio Ph-2	Studio 204	349		27,82,500	27,82,500	-	-
172	Studio Ph-2	Studio 305	349		15,85,000	15,85,000	-	-
173	Studio Ph-2	Studio 206	333		27,16,250	27,16,250	-	-
174	Studio Ph-2	Studio 502	342		21,02,300	21,02,300	-	-
175	Studio Ph-2	Studio 402	342		30,37,690	30,37,690	-	-
176	Studio Ph-2	Studio 707	342		34,15,845	34,15,845	-	-
177	Studio Ph-2	Studio 603	343		30,46,700	30,46,700	-	-
178	Studio Ph-2	Studio 302	342		29,40,742	29,40,742	-	-
179	Studio Ph-2	SUITS-PH2-105	349		22,98,400	22,98,400	-	-
180	Studio Ph-2	Studio 201	348		31,62,550	31,62,550	-	-
181	Studio Ph-2	Studio 203	343		30,46,700	30,46,700	-	-
182	Studio Ph-2	SUITS-PH2-102	342		33,47,500	33,47,500	-	-
183	Studio Ph-2	Studio 303	343		16,21,000	16,21,000	-	-
184	Studio Ph-2	Studio 501	348		32,95,750	28,92,500	4,03,250	-
185	Studio Ph-2	Studio 207	342		31,71,250	31,71,250	-	-
186	Studio Ph-2	SUITS-PH2-103	343		30,52,000	30,52,000	-	-
187	Studio Ph-2	Studio 205	349		29,18,250	29,18,250	-	-
188	Studio Ph-2	Studio 602	342		28,16,000	28,16,000	-	-
189	Studio Ph-2	Studio 506	333		21,51,000	21,51,000	-	-
190	Studio Ph-2	SUITS-PH2-106	333		30,97,845	30,97,845	-	-
191	Studio Ph-2	Studio 503	343		31,78,845	31,78,845	-	-

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
2. S.C.F. 499, First Floor, Motor Market, Manimajra, Chandigarh (U.T.) – 160101.
3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

192	Studio Ph-2	Studio 202	342		33,24,571	33,24,571	-	-
193	Studio Ph-2	Studio 606	333		22,04,000	22,04,000	-	-
194	Studio Ph-2	Studio 505	349		17,22,550	17,22,550	-	-
195	Studio Ph-2	Studio 306	333		14,78,000	-	6,10,000	8,68,000
196	B7-MARQUIS E	601	821.4		55,60,200	15,68,460	-	39,91,740
197	B7-MARQUIS E	704	821.4		52,11,000	7,80,000	-	44,31,000
198	B7-MARQUIS E	504	821.4		59,03,000	12,20,000	2,50,000	44,33,000
199	B7-MARQUIS E	604	821.4		59,32,000	16,80,000	-	42,52,000
200	B7-MARQUIS E	301	821.4		47,45,000	6,50,000	-	40,95,000
201	B7-MARQUIS E	401	821.4		57,74,000	17,47,940	-	40,26,060
202	B7-MARQUIS E	501	821.4		53,53,000	2,00,000	-	51,53,000
203	B7-MARQUIS E	701	821.4		52,11,000	7,80,000	-	44,31,000
204	B7-MARQUIS E	702	768.55		58,22,500	10,89,000	10,89,000	36,44,500
205	B7-MARQUIS E	304	821.4		55,81,000	16,00,800	-	39,80,200
206	B7-MARQUIS E	603	755.3		47,50,793	4,80,000	-	42,70,793
207	B7-MARQUIS E	703	755.3		47,77,500	13,20,000	-	34,57,500
208	B7-MARQUIS E	402	768.55		58,95,000	16,80,000	5,60,000	36,55,000
209	B7-MARQUIS E	403	821.4		58,95,000	6,00,000	-	52,95,000
210	B7-MARQUIS	201	821		50,49,045	-	9,00,000	41,49,045

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
2. S.C.F. 499, First Floor, Motor Market, Manimajra, Chandigarh (U.T.) – 160101.
3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

	E							
211	B7-MARQUIS E	503	755		58,83,000	5,55,000	-	53,28,000
212	B7-MARQUIS E	404	821		33,50,925	-	3,40,000	30,10,925
213	B7-MARQUIS E	103	755.3		55,30,000	10,000	-	55,20,000
					84,26,02,626	56,64,96,002	5,53,53,587	22,07,53,037

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	6248.19	2207.53

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
2. S.C.F. 499, First Floor, Motor Market, Manimajra, Chandigarh (U.T.) – 160101.
3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

B. UNSOLD INVENTORY VALUATION

1. 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.)
1	B1-ATLIA	0	0	-	0	0
2	B2-BELMONDO	0	0	-	-	-
3	B3-ALLURA	0	0	-	-	-
4	B4-COSTIERA	1	1474	-	35,38,024	35,38,024
5	B5-DIORO	14	21717	-	5,21,20,320	72,96,84,480
6	B6-ELYSIUM	3	3932	-	94,35,771	2,83,07,313
7	B7-MARQUISE	0	0	-	-	-
8	B8-VENERZIA	35	49084	-	4,90,84,000	1,71,79,40,000
9	B9-MERIDIAN	21	25263	-	2,52,63,000	53,05,23,000
10	B10-EVOQ	21	25242	-	2,52,42,000	53,00,82,000
11	B11	36	25242	-	2,52,42,000	90,87,12,000
12	B12	42	25242	-	2,52,42,000	1,06,01,64,000
13	IRIS	0	0	-	-	-
14	Studio Ph-2	1	500	-	12,00,000	12,00,000
	TOTAL				21,63,67,115	23,49 53,657

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
2. S.C.F. 499, First Floor, Motor Market, Manimajra, Chandigarh (U.T.) – 160101.
3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

2. 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.)
	*					
1.	SHOPING COMPLEX	05	3318	-	67,68,000/-	70,50,000/-
	TOTAL	05	3318	-	67,68,000/-	70,50,000/-

3. 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	2420.04

Place: Zirakpur
Date: 28.07.2022

For Brij Gupta and Co.
Chartered Accountants



CA Gaurav Goyal
Partner
M. No. : 546773
FRN : 003070N

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
2. S.C.F. 499, First Floor, Motor Market, Manimajra, Chandigarh (U.T.) – 160101.
3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

ANNEXURE-9

ARCHITECT'S CERTIFICATE

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

Certificate No. _____

To

M/s NG Estates

Hindustan Sanitary Store

Bye-Pass Road, Solan, HP

Subject:- Certificate of progress of work, Percentage of Completion of Development/ Construction work in **CHESTER HILLS** bearing Registration No **RERAHPSOP09180041** for withdrawal from the Separate Bank Account.

Sir,

I Suresh Sharma have undertaken assignment as Architect for the professional architectural services for the above cited Project , coming up on Khasra No**980/718/568,984/719/568,602,604,595,1025/599/1,928/33,929/33/1** at Solan, Himachal Pardesh, being developed by **M/S N G Estates**.

With respect to the aforesaid Real Estate Project, I certify that the percentage of work done, for the Development is 100% and Construction work 50% of Real Estate Project **Chester hills** as worked out in the **JUNE 2021** ending Quarterly Progress Report submitted vide Certificate No..... dated....., (copy enclosed).



Signature of Architect

Date: 25-07-2022

Name : AR.SURESH SHARMA

**Address : Aayaadi Associates Santosh Bhawan, 1st Floor
Basal Road, Chambaghat, Tehsil
& Distt. Solan (H.P.) Pin Code : 173213**

Place: Solan

Aadhar No. : 5961 8260 4587

Pan No. : AZWPS7585B

**(License No or Authority : Registered to Town & Country Planning (H.P.) Reg.No.
RP0026/2015 Council of Architecture (Reg.No.CA/2006/38170)**

And Institution of valuers New Delhi.(Reg.No.A21079)

Mobile Number: 9418020099

Email ID : aayaadiassociates@gmail.com

ANNEXURE-10

ENGINEER'S CERTIFICATE

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

Certificate No. _____

To,
M/s NG Estates
Hindustan Sanitary Store
Bye-Pass Road, Solan, HP

Subject:-Certificate of estimated expenditure for Development/ Construction work in CHESTER HILLS bearing Registration No. RERAHPSOP09180041 for withdrawal from the Separate Bank Account.

Sir,

I Lakhwinder Singh have undertaken assignment as Engineer for the professional engineering services for the above cited Project, coming up on Khasra No 980/718/568,984/719/568,602,604,595,1025/599/1,928/33,929/33/1 at Solan, Himachal Pardesh, being developed by **N G Estates**.

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 **CHESTER HILLS** is Rs _____ as worked out in the **JUNE 2021** ending Quarterly Progress Report submitted vide Certificate No.....dated.....(copy enclosed).



ER. LAKHWINDER SINGH
APPROVED STRUCTURE ENGINEER
TCP REG. No. RS0165/2020
Mob : 98058 50298

Signature of Engineer

Date: 25-07-2022

Name. : ER. LAKHWINDER SINGH

Place: SHIMLA

Aadhar No :

Pan No. :

Mob No. : 9805850298

Email id : lakhwindersinghkhalsa07@gmail.com

Address : Guru Nanak Cottage Annadale Shimla (H.P.)

License No. : RS0165/2020

BRIJ GUPTA & CO.



Chartered Accountants

Head Office: H. No.:729-A (Basement), Near HUDA Offices, Sector-8, Panchkula – 134109 (Haryana).

Ph.: 0172-4654660, Mob. No.: 98887-68478 E-mail: cagauravgoyal27@gmail.com; bmg729@yahoo.com

ANNEXURE -11

CHARTERED ACCOUNTANT'S CERTIFICATE

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

To,
M/s NG Estates
Hindustan Sanitary Store
Bye-Pass Road, Solan, HP

Subject:- Certificate of estimated expenditure for Development/ Construction work in **CHESTER HILLS** bearing Registration No. **RERAHPSOP09180041** for withdrawal from the Separate Bank Account.

Sir,

We Brij Gupta and Co. are the Chartered Accountants for the professional accountancy services for the above cited Project, coming up on Khasra No **980/718/568,984/719/568,602,604,595,1025/599/1,928/33,929/33/1** at **Solan, Himachal Pardesh**, being developed by **N G Estates**.

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 **CHESTER HILLS** is **Rs 5708.68 Lakhs** as worked out in the beginning to June, 2022 ending Quarterly Progress Report submitted vide Certificate No 037 dated 28.07.2022 (copy enclosed).

Place: Zirakpur

Date: 28.07.2022

For Brij Gupta and Co.

Chartered Accountants



CA Gaurav Goyal
Partner
M. No. : 546773
FRN : 003070N

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
2. S.C.F. 499, First Floor, Motor Market, Manimajra, Chandigarh (U.T.) – 160101.
3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.



REDMI NOTE 6 PRO
MI DUAL CAMERA



REDMI NOTE 6 PRO
MI DUAL CAMERA

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