

QUARTERLY PROGRESS REPORT (QPR-1)

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

1.	PARTICULARS OF THE REAL ESTATE PROJECT		
Sr. No.	Particulars	Details	
1.1	Name of the Real Estate Project	The Forest Chalet	
1.2	Phase of the Real Estate Project		
1.3	Name of the Promoter	Greatwall Infrastructure Private Limited	
	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	Nil	
1.4	Total area of the Real Estate Project / Phase	9636.25 Sq. Mtr.	
1.5	Location of the Real Estate Project	Mohal - Panthaghati, Tehsil Shimla (Rural)	
1.6	Type of the Real Estate Project or Phase of the Real Estate Project	Residential Plotted Colony	No
		Residential Development Project	Yes
		Commercial Development Project	No
		Mix Land Use Development Project	No
1.7	Registration No. of the Real Estate Project	RERAHPSP10200090	
1.8	Validity of Registration Certificate	Valid from 18/06/2021	Valid up to 17/06/2026
1.9	Date of Start of the Real Estate Project / Phase	30/10/2020	
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	

*Provide an indicative schematic sketch on A-4 size of paper- SCHEME SKETCH-1									
3.2	Details of Individual Plots								
	From Date	To Date	Detail of Total Plots Booked / Sold till the end of this Quarter					Possession Status	Mortgage If any, plot Wise
			Residential		Commercial		Public/ Semi Pub		
			Plot No	Area (Sqm)	Plot No	Area (Sqm)	Plot No	Area (Sqm)	
	Beginning	30th June 2022	N.A.		N.A.		N.A.		
*Increase no. of rows to submit details of all plots for Sr.No. 3.2. Note- 1 sqm. =10.76 sft. **Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-2									
3.3	Total Flats/ Apartments Booking Details								
	From Date	To Date	Total Flats/ Apartments	Total Flats/Apartments Booked/ Sold previously till the end of previous Quarter		Total Flats/Apartments Booked/Sold in this Quarter		Total remaining Flats/ Apartments	
			(Nos)	(Nos)		(Nos)		(Nos)	
	Beginning	30th June 2022	128	Nil		Nil		128	
* Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-3									
3.4	Details of Individual Flats/ Apartments								
	From Date	To Date	Detail of Total Flats/ Apartments Booked / Sold till the end of this Quarter					Possession Status	Mortgage If any, Flat/ Apartment wise
			Block /Tower /No. as per sanctioned	Flat / Apartment Name /No.	Carpet Area (Sqm)	Area of exclusive balcony, if any (Sqm)	Area of exclusive terrace, if any (Sqm)		
	Beginning	30th June 2022	(e.g Block-1)	Nil					
			*Increase / decrease no. of rows according to the number of Flats in the block / building. Note- 1 sqm. =10.76 sft.						
			(e.g Block-2)	Nil					
			* 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									
	From Date	To Date	Total Villas/ Cottages (Nos)	Villas/ cottages booked / sold previously (Nos)	Villas/ Cottages booked / sold in this Qtr (Nos)	Remaini ng Villas/ Cottage (Nos)	Carpet Area of Villa / Cottage (Sqm)	Area of exclusiv e lawn / terrace if any, (Sqm)	Possess ion Status	Mort gage If any, Villa/ Cottage wise
	Begin ning	30th June 2022	N.A.							
*Provide an 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)									
	From Date	To Date	Total Garages/ Parking (Nos)	Garages booked /sold previously (Nos)		Garages booked /sold In this Qtr (Nos)		Remaining Garages (Nos)		
	Begin ning	30th June 2022	N.A.							
*Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-6										
3.7	Details of Individual Garages/ Parkings									
	From Date	To Date	Detail of total Garages /Parkings sold / booked till the end of this Quarter					Possession Status	Mortgage If any, Garage/ Covered Parking Wise	
			Block/ Tower Name /No. as per sanctione d plan	Garage /Covered Parking No.	Type of Garage/ Covered Parking	Carpet Area (Sqm)	Additional detail if any			
	Begin ning	30th June 2022	(e.g Block-1)	N.A.						
	* Increase / decrease no. of rows according to the number of flats in the block/ building. Note- 1 sqm. =10.76 sft									
			(e.g Block-2)	N.A.						
* Keep adding more no. of blocks/ towers in accordance with the sanctioned number of blocks/ towers as in the latest sanctioned plans ** Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-7										

3.8	Details of Commercial Buildings									
	From Date	To Date	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)		
	Beginning	30th June 2022	N.A.							
*Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-8										
3.9	Details of Individual Commercial Units (Shops/ Offices/Others)									
	From Date	To	Detail of Total Commercial Units booked / sold till the end of this Quarter					Possession Status	Mortgage If any, Commercial Unit wise	
	Beginning	30th June 2022	Block/ Tower / No. as per sanctioned plan	Commercial Unit /Shop No.	Type Shop/ Office/ Other	Carpet Area (Sqm)	Additional detail, if any			
	Beginning	30th June 2022	(e.g. Block-1)	N.A.						
* Increase / Decrease no. of rows according to the number of flats in the block/ building. Note- 1 sqm. =10.76 sqft.										
			(e.g. Block-2)	N.A.						
			* Keep adding more no. of blocks/ towers in accordance with the sanctioned number of blocks/ towers as in the latest sanctioned plans							
**Provide an 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 / other-Use		% of completion		Likely completion date		Remarks		
		Not applicable								
* 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			2.56%		17/06/2026				
	Block 2					17/06/2026				
	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	Not applicable		
	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 per Sanctioned Plan)			
	Garage/ Covered Parking wise details	% of completion	Likely completion date	Remarks
	Garage/Covered parking-1	Not applicable		
	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	Not applicable		
	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	0%	17/01/2026	
ii.	Parking	0%	17/01/2026	
iii.	Water Supply	0%	17/03/2026	
iv.	Sewerage	0%	17/12/2025	
v.	Electrification	0%	17/09/2025	
vi.	Storm Water Drainage	0%	17/03/2026	
vii.	Parks and Play Grounds	0%	17/01/2026	
viii.	Street Light	0%	17/01/2026	
ix.	Renewable Energy System	0%	17/03/2026	
x.	Security and Fire Fighting Services	0%	17/09/2025	
xi.	Sewerage Treatment Plant (STP)	0%	17/03/2026	
xii.	Underground Tank	0%	17/12/2025	

xiii.	Rain Water Harvesting	0%	17/02/2026	
xiv.	Electrical Sub-Station	0%	17/03/2025	
5.2	*B1–Community building to be transferred to Resident Welfare Association (RWA)			
i.	Community Centre		Not applicable	
ii.	Others			
5.3	*B2–Community building to be sold to third party or to be retained by Promoter			
i.	Schools		Not applicable	
ii	Club House		Not applicable	
iii.	Hospital and Dispensary		Not applicable	
iv.	Shopping Areas		Not applicable	
v.	Others		Not applicable	
	* 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 (Rs. in Lakh)		
6.1	Total estimated cost of the Project Copy should be attached (Annexure 5)	5,025.87		
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)	225.87	225.87	-
ii	Estimated Cost of construction of apartments / commercial area / Mixed use development	33.00	33.00	3967.00
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.	90.00	90.00	710.00
-	TOTAL	348.87	348.87	4677.00
6.3	(i) Total estimated expenditure incurred till the end of Quarter under reference	348.87		
	(ii) Expenditure of total estimated cost in %	6.94%		
6.4	Whether the project is on schedule as per the actual expenditure.	Yes		
	(i) Specify the reasons, if not as per schedule	N.A.		
	(ii) Mention details on how to overcome the backlog	N.A.		

7.	DETAILS OF FINANCIAL TRANSACTIONS IN SEPARATE BANK ACCOUNT									
	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.)				
	01 st April 2022	30th June 2022	Nil	Nil	Nil	Nil				
8.	GOVERNMENT DUES AND PAYMENT DETAILS									
	Description of Head					Amount (in Rs. Lakh)	Image of Receipt (jpeg)			
8.1	Development fee / Planning Permission Fee / Change of Land Use fee etc.					Nil				
8.2	Infrastructure charges/ fees paid to any other authority e.g. NH/PWD/HPSEB/PCB/ULB for NOC					Nil				
8.3	Compounding Charges/ Regularization charges					Nil				
8.4	Total					Nil				
9.	DETAILS OF SANCTION AND REVISED / COMPLETION SANCTION									
	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	Submitted with 1 st QPR									
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.	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.	Not applicable								
	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	Carpet Area of the Unit and of	Sale value of Unit including	Amount collected	Total amount Collected	

					parking, if allotted	parking, if allotted	parking, if allotted	(in %)	(in Rs.)
	*	Nil							
	* 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							Nil	
10.5	Copy of latest advertisement details, if any							Nil	

Note. — (*) Extend as required

11.	LATEST SITE UPDATE THROUGH MEDIA GALLERY							
11.1	Plots							
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 April 2022	30th June 2022	Nil					
11.2	Flats / Apartments							
	1 st April 2022	30th June 2022	Nil					
11.3	Villas / Cottages							
	1 st April 2022	30th June 2022	Nil					
11.4	Commercial Units (Shops, Offices, Others etc)							
	1 st April 2022	30th June 2022	Nil					
11.5	Facilities like Swimming Pool, Club House, Gym, Central Greens, Parking etc.							
	1 st April 2022	30th June 2022	Nil					

*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 -6 Or Annexure -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 -7 Or Annexure -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 - 8 Or Annexure -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 Annexures 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	-

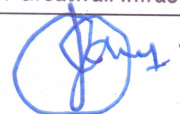
For Greatwall Infrastructure Pvt. Ltd.

Place: New Delhi

Date: 7 July 2022

Name of the Authorized Signatory of the Project:

Complete Address: W-128, Greater Kailash – I, New Delhi.



Director

JAGJOT SINGH

GREATWALL INFRASTRUCTURE PRIVATE LIMITED

CIN : U70109PB2008PTC032205

Site Office : Shakti Vihar, Panthaghati, Shimla, Himachal Pradesh.

Cell : 098728 00860, 07018743556

Annexure-13

UNDERTAKING

Certified that during the Quarter ending June 2022, there was no physical progress at the site of the Real Estate Project titled The Forest Chalet, 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 June 2022.

Dated: 7 July 2022

For Greatwall Infrastructure Pvt. Ltd.

Director

(Signature of Authorized Signatory)

Name: **JAGJOT SINGH**

Registration No.: RERAHPSP10200090

Address: W-128, Greater Kailash – I, New Delhi.

Mobile No.: 9811580000

E-mail ID: jagjot@gmail.com

GREATWALL INFRASTRUCTURE PRIVATE LIMITED

CIN : U70109PB2008PTC032205

Site Office : Shakti Vihar, Panthaghati, Shimla, Himachal Pradesh.

Cell : 098728 00860, 07018743556

Annexure-14

UNDERTAKING

Certified that during the Quarter ending June 2022, no withdrawals were made from the Bank Account in respect of Real Estate Project titled The Forest Chalet, 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 June 2022.

Dated: 7 July 2022

For Greatwall Infrastructure Pvt. Ltd.

Director

(Signature of Authorized Signatory)

Name: **JAGJOT SINGH**

Registration No.: RERAHPSP10200090

Address: W-128, Greater Kailash – I, New Delhi.

Mobile No.: 9811580000

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