

HIMACHAL PRADESH HOUSING AND URBAN DEVELOPMENT AUTHORITY

NIGAM VIAHR SHIMLA-2

No. HIMUDA/Nodal officer-RERA/ Vol.I/- 8532

Date: 25.7.2022

To

The HP Real Estate Regulatory Authority (RERA),  
Majitha House Annexe, Near HP Govt. Sectt.  
Chotta Shimla, Shimla-171002.

Subject: Filling of Quarterly Progress Report of the Real Estate Projects "Housing Project at Sheel (Solan)" for the Quarter ending 30<sup>th</sup> June, 2022.

Dear Sir,

The Quarterly Progress Report of the Real Estate Project "Housing Project at Sheel" (Solan) **RERA HPSOP04180030** for the Quarter ended on 30<sup>th</sup> June, 2022 has been prepared and is attached with this e-mail along-with all the requisite Annexure(s) as required by the Authority, in compliance of Section 11 of the Real Estate (Regulation and Development) Act, 2016 read with relevant Rules and Regulations.

Index of the documents is as under: -

Sr. No.	PARTICULARS	Page Nos.
1.	Particulars of the Real Estate Project.	As already submitted.
2.	Specifications (Annexure IA to IG).	
3.	I). Agreement to Sale. II). HPTA. III). Allotment letter.	
4.	Detail of Inventory of the project sold during quarter ending.	1-5
5.	Status of physical completion of work.	5-6
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I, as Owner/Partner/Associate/Director / authorised Signatory of the Real Estate Project, undertake to state that the information provided in the Quarterly Progress Report including information provided by the Project Professionals in the attached Annexure(s), is correct and nothing has been concealed.

Yours faithfully,

Place:

Dated:

( Er. Kushal Sharma )  
Executive Engineer-cum-Nodal Officer,  
(RERA) HIMUDA, Shimla-171002.  
M. No. 7018603910  
email: [info@himuda.com](mailto:info@himuda.com).

# 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	HOUSING PROJECT AT 'SHEEL' (SOLAN)	
1.2	Phase of the Real Estate Project	--	
1.3	Name of the Promoter	H.P HOUSING AND URBAN DEVELOPMENT AUTHORITY	
	Name of the Co- Promoter(s) *Add more rows to disclose all co- promoters **The land owner, (if not a promoter), will mandatorily be a co-promoter / one of the co-promoters, if there are more than one co-promoter in the phase / project and so on		
1.4	Total area of the Real Estate Project / Phase	32132 SQ MTRS	
1.5	Location of the Real Estate Project	SHEEL-VILLAGE NEAR SOLAN	
1.6	Type of the Real Estate Project or Phase of the Real Estate Project	Residential Plotted Colony	
		Residential Development Project	
		Commercial Development Project	
		Mix Land Use Development Project	✓
1.7	Registration No. of the Real Estate Project	RERAHPSOP04180030	
1.8	Validity of Registration Certificate	Valid from	Valid up to
		25-07-2018	24-07-2018
1.9	Date of Start of the Real Estate Project / Phase	July, 2018	
1.10	<p align="center"><b>SPECIFICATIONS</b> (As finalized by Promoter for the Real Estate Project)</p>		
-	<b>Particulars</b>	<b>Details</b> (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 <b>Annexure 1A</b>	
b.	Apartments/ Flats	Detailed specifications of all items, copy to be attached as <b>Annexure 1B</b>	
c.	Cottage/ Villa	Detailed specifications of all items, copy to be attached as <b>Annexure 1C</b>	
d.	Commercial Units	Detailed specifications of all items, copy to be attached as <b>Annexure 1D</b>	
e.	Garages / Parking Slots (Covered)	Detailed specifications of all items, copy to be attached as <b>Annexure 1E</b>	
f.	Community Buildings	Detailed specifications of all items, copy to be attached as <b>Annexure 1F</b>	
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,	Detailed specifications of all items, copy to be attached as <b>Annexure 1G</b>	



	wall surfaces etc. of public areas.					
<b>1.11</b>	<b>AGREEMENT(S) TO SELL</b>					
-	<b>Particulars</b>	<b>Attach sheets/ Documents</b>				
a.	Performa of 'Agreement for sale' for Plots / Flats or Apartments / Villas or Cottages / Garage or Covered Parking / Commercial Units <b>"Form-L"</b> as provided in HP RERA Rules, 2017	Copy to be attached ( <b>Annexure 2</b> )				
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.  <i>The format of the undertaking, Annexure 3 is provided in the detailed SOP provided along with this form.</i>	The undertaking to be provided duly signed by the promoter on the letter head of the firm and should be named ( <b>Annexure 3</b> )				
<b>1.12</b>	Quarter for which information is provided	<b>Quarter ending (tick mark)</b>				
		31 <sup>st</sup> MAR, 20.....				
		30 <sup>th</sup> JUN, 2022 ✓				
		30 <sup>th</sup> SEPT, 20.....				
		31 <sup>st</sup> DEC, 20.....				
<b>2.</b>	<b>BANK DETAILS</b> (Account separately opened for 70%/100% of amount realized from Allottees)					
2.1	Account No.	251772623807				
2.2	Account Name	HIMUDA				
2.3	Bank Name	INDUSIND BANK				
2.4	Branch Name	THE MALL SHIMLA-1				
2.5	IFSC Code	INDB0000185				
2.6	Branch Address					
<b>3</b>	<b>DETAILS OF THE INVENTORY OF THE PROJECT</b>					
<b>3.1</b>	<b>Total Plot Booking Details</b>					
	From Date	To Date	Total Plots (Nos)	Plots Booked/ Sold previously till the end of Previous Quarter (Nos)	Plots Booked/ Sold in this Quarter (Nos)	Remaining Plots (Nos)
			Res Com Pub	Res Com Pub	Res Com Pub	Res Com Pub
	1 <sup>ST</sup> Oct.2 021	31 <sup>st</sup> Dec. 2021	39 12 -	17 - -	0 0 -	22 12 -

\*Increase no. of rows to submit details of all plots for Sr.No. 3.2. Note- 1 sqm. =10.76 sq.ft.  
 \*\*Provide an indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-2**

\* 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	31 <sup>st</sup> March 2020	(e.g Block-1)						
		*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)						
			* 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 <b>SCHEME SKETCH-4</b>					



4.

3.5	<b>Brief Details of All Villas / Cottages</b>									
	From Date	To Date	Total Villas/ Cottages (Nos)	Villas/ cottages booked / sold previously (Nos)	Villas/ Cottages booked / sold in this Qtr (Nos)	Rema ining Villas/ Cottage (Nos)	Carpet Area of Villa / Cottage (Sqm)	Area of exclusi ve lawn / terrace if any. (Sqm)	Possess ion Status	Mort gage If any, Villa/ Cotta ge wise
	Begin ning	31 <sup>st</sup> March 2020			<del>NIL</del>					
*Provide an indicative schematic sketch on A-4 size of paper <b>SCHEME SKETCH-5</b> Note- 1 sqm. =10.76 sft.										
3.6	<b>Details of Garages / Parkings (Covered)</b>									
	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	31 <sup>st</sup> March 2020		<del>NIL</del>						
*Provide an indicative schematic sketch on A-4 size of paper <b>SCHEME SKETCH-6</b>										
3.7	<b>Details of Individual Garages/ Parkings</b>									
	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	31 <sup>st</sup> March 2020	(e.g Block-1)				<del>NIL</del>			
* 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)				<del>NIL</del>			
* 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 <b>SCHEME SKETCH-7</b>										

3.8	<b>Details of Commercial Buildings</b>							
	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	31 <sup>st</sup> March 2020						
*Provide an indicative schematic sketch on A-4 size of paper <b>SCHEME SKETCH-8</b>								
3.9	<b>Details of Individual Commercial Units (Shops/ Offices/Others)</b>							
	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	31 <sup>st</sup> March 2020	Block/ Tower / No. as per sanctioned plan	Commercial Unit /Shop No.	Type Shop/ Office/ Other	Carpet Area (Sqm)	Additional detail, if any	
	Beginning	31 <sup>st</sup> March 2020	(e.g Block-1)					
			* 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)					
			* 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 <b>SCHEME SKETCH-9</b>								
4.	<b>STATUS OF PHYSICAL COMPLETION OF WORKS</b>							
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	
	39	Residential		100%	Already completed			
	12	Commercial		nil	Construct as per demand			
* 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 <b>SCHEME SKETCH-10</b>								
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 to 10 80 Flats		Construction works not started yet.		Construction will be started as per demand of the flats		--	



	Block 2			
	Block-3			
	*Add more rows to mark the details of all blocks/ towers accommodating all Flats/Apartments			
	** To be marked on layout plan schematic Sketch on A-4 size of Paper <b>SCHEME SKETCH-11</b>			
4.3	Details of status of Completion of Work in Case of Villas /Cottages (Nomenclature as per Sanctioned Plan)			
	<b>Villa / Cottage wise details</b>	<b>% of completion</b>	<b>Likely completion date</b>	<b>Remarks</b>
	Villa / Cottage -1			
	Villa / Cottage -2			
	Villa / Cottage -3			
	* Add more rows to mark the details of all Villas / Cottages			
	** To be marked on layout plan schematic Sketch on A-4 size of Paper <b>SCHEME SKETCH-12</b>			
4.4	Details of status of Completion of Work in Case of Garages/ Covered Parking (Nomenclature as per Sanctioned Plan)			
	<b>Garage/ Covered Parking wise details</b>	<b>% of completion</b>	<b>Likely completion date</b>	<b>Remarks</b>
	Garage/Covered parking-1	0%	As per demand	Demand of flats is nil till date
	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 <b>SCHEME SKETCH-13</b>			
4.5	Details of status of completion work in case of Blocks/ Shops/ Commercial Units (Nomenclature as per Sanctioned Plan)			
	<b>Tower / Block / Shop wise details</b>	<b>% of completion</b>	<b>Likely completion date</b>	<b>Remarks</b>
	Commercial Unit / shop - 1	0%	As per demand	Demand of commercial is nil till date
	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 <b>SCHEME SKETCH-14</b>			
5.	<b>STATUS OF COMPLETION OF INFRASTRUCTURE DEVELOPMENT</b>			
	<b>Components</b>	<b>% of completion</b>	<b>Likely completion date</b>	<b>Remarks</b>
5.1	<b>A-Services</b>			
i.	Roads and Pavements	100%	Already Completed	
ii.	Parking	-		
iii.	Water Supply	100%	Already Completed	External WSS pipe line work completed.
iv.	Sewerage	100%	Already Completed	
v.	Electrification	100%	Already Completed	
vi.	Storm Water Drainage	100%	Already Completed	

vii.	Parks and Play Grounds			
viii.	Street Light			
ix.	Renewable Energy System			
x.	Security and Fire Fighting Services	100%	Already Completed	
xi.	Sewerage Treatment Plant (STP)	100%	Already Completed	
xii.	Underground Tank			Over head tank completed
xiii.	Rain Water Harvesting			
xiv.	Electrical Sub-Station			
5.2	<b>*B1–Community building to be transferred to Resident Welfare Association (RWA)</b>			
i.	Community Centre			Spaces are provided as per sanction
ii.	Others			
5.3	<b>*B2–Community building to be sold to third party or to be retained by Promoter</b>			
i.	Schools			
ii	Club House			
iii.	Hospital and Dispensary			
iv.	Shopping Areas			
v.	Others			
	<p>* Buildings under B1 and B2 are interchangeable and buildings shall be as per sanctioned plan of the Real Estate Project</p> <p>** To be marked on layout plan schematic Sketch on A-4 size of Paper <b>SCHEME SKETCH-15</b></p>			
6.	<b>FINANCIAL PROGRESS(COST AND EXPENDITURE ON THE PROJECT)</b>			
Sr. No.	Particulars	Amount (in Rs.)		
6.1	Total estimated cost of the Project Copy should be attached (Annexure 5)	6860.44 Lacs		
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)	347.72 Lacs	nil	nil
ii	Estimated Cost of construction of apartments / commercial area / Mixed use development			
iii	Estimated Cost of infrastructure and other structures/community facilities			
iv	Other costs including External Development Charges (EDC), Internal Development Charges (IDC), Taxes, Levies, Cess etc.	693 Lacs	695.45 Lacs	
-	<b>TOTAL</b>			
6.3	(i) Total estimated expenditure incurred till	10.43 Cr.		



	the end of Quarter under reference					
	(ii) Expenditure of total estimated cost in %	15.3 %				
6.4	Whether the project is on schedule as per the actual expenditure.	Yes				
	(i) Specify the reasons, if not as per schedule					
	(ii) Mention details on how to overcome the backlog					
7.	<b>DETAILS OF FINANCIAL TRANSACTIONS IN SEPARATE BANK ACCOUNT</b>					
	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 <sup>st</sup> January 2020	31 <sup>st</sup> March 2020		AS PER Annex.1		
8.	<b>GOVERNMENT DUES AND PAYMENT DETAILS</b>					
	Description of Head				Amount (in Rs.)	Image of Receipt (jpeg)
8.1	Development fee / Planning Permission Fee / Change of Land Use fee etc.					
8.2	Infrastructure charges/ fees paid to any other authority e.g. NH/PWD/HPSEB/PCB/ULB for NOC					
8.3	Compounding Charges/ Regularization charges					
8.4	Total					
9.	<b>DETAILS OF SANCTION AND REVISED / COMPLETION SANCTION</b>					
	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	Proposal Sheel Colony	TCP/SLN/p p case No. 383/2016 2259-60	24/3/18	1	4 No. layout plan & 7 No. plans of units.	Already uploaded.
9.2						
	<b>Note.</b> 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.	<b>MISCELLANEOUS</b>					
10.1	<b>List of Channel Partners (HP RERA Registered Agents)</b>					
	Channel Partner's Name			HP RERA Registration No.		
	i.	*				
	* Add more rows to enter details of all channel partners/ Agents associated with the Real Estate Project					
10.2	<b>List of Legal Cases (if any)</b>					
	Project	Name of Parties and Case No.	Issue involved ( in brief)	Next date of hearing and its status		

	i.	*							
	ii	*							
	iii	*							
* Add more rows to enter details of all legal cases before all Forums									
10.3	<b>Summary of Allottees and Sale Report during the Quarter</b>								
	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 Collected (in Rs. )
	*		Annex.2						
* Add more rows to enter details of all bookings in the Quarter. Note- 1 sqm. =10.76 sft.									
10.4	Latest marketing collateral, if any						Provide brief details		
10.5	Copy of latest advertisement details, if any						Provide brief details		

Note. — (\*) Extend as required

11.	<b>LATEST SITE UPDATE THROUGH MEDIA GALLERY</b>							
11.1	<b>Plots</b>							
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)
	01 <sup>st</sup> January 2020	31 <sup>st</sup> March 2020						
11.2	<b>Flats / Apartments</b>							
	01 <sup>st</sup> January 2020	31 <sup>st</sup> March 2020						
11.3	<b>Villas / Cottages</b>							
	01 <sup>st</sup> January 2020	31 <sup>st</sup> March 2020						
11.4	<b>Commercial Units (Shops, Offices, Others etc)</b>							
	01 <sup>st</sup> January 2020	31 <sup>st</sup> March 2020						
11.5	<b>Facilities like Swimming Pool, Club House, Gym , Central Greens, Parking etc.</b>							
	01 <sup>st</sup> January 2020	31 <sup>st</sup> March 2020						

\*Extend, if Required

12.	<b>VARIOUS ANNEXURES AND CERTIFICATES BY PROFESSIONALS TO BE SUBMITTED</b>	
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	For new / first time Projects these Annexures will be submitted <b>one time only</b> i.e. at the time of submitting first QPR and need not to be submitted in next QPRs.
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 <b>one time only</b> 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 praetice 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	Annexure -13	-

	under report.		
12.15	Undertaking to be given by the Promoter in case there were no withdrawals from the Bank Account during the Quarter under report.	Annexure -14	-

Place: SHIMLA  
Date: 22-07-2022



(Name of the authorized Signatory of the Project)

EXECUTIVE ENGINEER (DESIGN)  
Complete Address  
H.P. HOUSING & U.D.A. Shimla

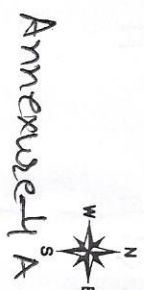


Summary of Allottees and sale Report during the quarter in Housing Colony at Sheel , District Solan [HP] upto 30-6-2022

Sr. No	Unit No. and parking No., if any	Name of the allottee	Date of Booking	Rate [per Sqft] Optional	Carpet Area of the Unit and of parking if allotted	Sale value of Unit including parking [optional]	Amount collected	Total amount collected in the quarter for all units [in Rs.] optional
1.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

  
Administrative Officer,  
HMUDA, Shimla-2





Annexure - A



Total No of Plots Sold during the quarter = 0

TREES STAND IN PLOTS, BLOCK & ROAD

- (1) CHEEL = 73 NOS
- (2) SHEL = 2405
- (3) TUN = 2405
- (4) KAMTHI = 2405
- TOTAL = 7405


DETAIL OF PLOTS :-										SCALE : 500		DATE : 11.10.2017	
PLOT NO.	CAT	PLT AREA	G.COV	AS PER PLAN	LAND USE ANALYSIS :-								
1	1	235.54 M <sup>2</sup>	14.30 M <sup>2</sup>	417.24 M <sup>2</sup>	TOTAL AREA UNDER SHOPS :-								
2	1	196.30 M <sup>2</sup>	11.97 M <sup>2</sup>	346.71 M <sup>2</sup>	RESIDENTIAL :-								
3	1	37.39 M <sup>2</sup>	107.43 M <sup>2</sup>	47.74 M <sup>2</sup>	IN AREA UNDER PLOTS :-								
4	1	212.55 M <sup>2</sup>	124.63 M <sup>2</sup>	172.96 M <sup>2</sup>	IN AREA UNDER PLOTS :-								
5	1	196.30 M <sup>2</sup>	14.61 M <sup>2</sup>	41.55 M <sup>2</sup>	TOTAL AREA								
6	1	196.30 M <sup>2</sup>	11.57 M <sup>2</sup>	35.51 M <sup>2</sup>	AREA UNDER SHOPS								
7	1	196.30 M <sup>2</sup>	126.40 M <sup>2</sup>	147.77 M <sup>2</sup>	AREA UNDER PUBLIC & SEMI PUBLIC FACILITY :-								
8	1	196.30 M <sup>2</sup>	11.57 M <sup>2</sup>	35.51 M <sup>2</sup>	AREA UNDER ROAD PARKING :-								
9	1	196.30 M <sup>2</sup>	126.40 M <sup>2</sup>	147.77 M <sup>2</sup>	AREA UNDER SITE :-								
10	1	196.30 M <sup>2</sup>	126.40 M <sup>2</sup>	147.77 M <sup>2</sup>	AREA UNDER BORE WELL & WATER TANK :-								
11	1	196.30 M <sup>2</sup>	126.40 M <sup>2</sup>	147.77 M <sup>2</sup>	AREA UNDER SET BACKS (ALLOTMENT) :-								
12	1	196.30 M <sup>2</sup>	126.40 M <sup>2</sup>	147.77 M <sup>2</sup>	A LANDSCAPE								
DETAIL OF FLATS :-													
CAT	NO OF BLOCK	AREA/UNIT	NO OF FLATS	TOTAL AREA									
1 BHK	1 CAT 1	175.00 M <sup>2</sup>	4	700.00 M <sup>2</sup>									
2 BHK	1 CAT 1	106.50 M <sup>2</sup>	40	4260.00 M <sup>2</sup>									
1 BHK	1 CAT 1	86.27 M <sup>2</sup>	76	6556.62 M <sup>2</sup>									
EWS	1 ONE ROOM	37.77 M <sup>2</sup>	8	298.16 M <sup>2</sup>									
TOTAL	10	1071.4 M <sup>2</sup>	86	7337.68 M <sup>2</sup>									
DETAIL OF PLOTS :-													
CAT	AREA UNIT	NO OF PLOTS											
1A	25.00 M <sup>2</sup> & ABOVE	4											
1	200.00 M <sup>2</sup> TO 250.00 M <sup>2</sup>	6											
2	151.00 M <sup>2</sup> TO 199.99 M <sup>2</sup>	16											
3	127.00 M <sup>2</sup> TO 150.99 M <sup>2</sup>	7											
4	101.00 M <sup>2</sup> TO 126.99 M <sup>2</sup>	3											
5	76.00 M <sup>2</sup> TO 100.99 M <sup>2</sup>	4											
TOTAL GROUND COVERAGE :-													
GROUND COVERED UNDER PLOTS			1644.47 M <sup>2</sup>	11.54 %									
GROUND COVERED UNDER FLATS			1644.47 M <sup>2</sup>	11.54 %									
GROUND COVERED UNDER SHOPS			222.70 M <sup>2</sup>	0.71 %									
TOTAL			5905.90 M <sup>2</sup>	18.38 %									
TOTAL COVERED AREA :-													
TOTAL COVERED AREA UNDER PLOTS			1117.71 M <sup>2</sup>	35.53 %									
TOTAL COVERED AREA UNDER FLATS			1644.47 M <sup>2</sup>	11.54 %									
TOTAL COVERED AREA UNDER SHOPS			443.49 M <sup>2</sup>	1.39 %									
TOTAL			2604.79 M <sup>2</sup>	83.33 %									
AREA OF OPEN PARKING = 1467.34 M <sup>2</sup> 4.56 %													
DETAIL OF ZONING :-													
CAT	NO OF ZONE	AREA	LEFT SIDE RIGHT SIDE	REVERSIBLE									
PROTECTION SET BACK	36	36.00 M <sup>2</sup>	36.00 M <sup>2</sup>	72.00 M <sup>2</sup>									
1A	1	3.00	2.00	2.00									
1	1	8	2.00	1.50									
2	1	16	2.00	1.50									
3	1	2.00	1.50	1.50									
4	1	2.00	1.50	1.50									
5	1	2.00	1.50	1.50									
6	1	2.00	1.50	1.50									
7	1	2.00	1.50	1.50									
8	1	2.00	1.50	1.50									
9	1	2.00	1.50	1.50									
10	1	2.00	1.50	1.50									
11	1	2.00	1.50	1.50									
12	1	2.00	1.50	1.50									
13	1	2.00	1.50	1.50									
14	1	2.00	1.50	1.50									
15	1	2.00	1.50	1.50									
16	1	2.00	1.50	1.50									
17	1	2.00	1.50	1.50									
18	1	2.00	1.50	1.50									
19	1	2.00	1.50	1.50									
20	1	2.00	1.50	1.50									
21	1	2.00	1.50	1.50									
22	1	2.00	1.50	1.50									
23	1	2.00	1.50	1.50									
24	1	2.00	1.50	1.50									
25	1	2.00	1.50	1.50									
26	1	2.00	1.50	1.50									
27	1	2.00	1.50	1.50									
28	1	2.00	1.50	1.50									
29	1	2.00	1.50	1.50									
30	1	2.00	1.50	1.50									
31	1	2.00	1.50	1.50									
32	1	2.00	1.50	1.50									
33	1	2.00	1.50	1.50									
34	1	2.00	1.50	1.50									
35	1	2.00	1.50	1.50									
36	1	2.00	1.50	1.50									
37	1	2.00	1.50	1.50									
38	1	2.00	1.50	1.50									
39	1	2.00	1.50	1.50									
40	1	2.00	1.50	1.50									
41	1	2.00	1.50	1.50									
42	1	2.00	1.50	1.50									
43	1	2.00	1.50	1.50									
44	1	2.00	1.50	1.50									
45	1	2.00	1.50	1.50									
46	1	2.00	1.50	1.50									
47	1	2.00	1.50	1.50									
48	1	2.00	1.50	1.50									
49	1	2.00	1.50	1.50									
50	1	2.00	1.50	1.50									
51	1	2.00	1.50	1.50									
52	1	2.00	1.50	1.50									
53	1	2.00	1.50	1.50									
54	1	2.00	1.50	1.50									
55	1	2.00	1.50	1.50									
56	1	2.00	1.50	1.50									
57	1	2.00	1.50	1.50									
58	1	2.00	1.50	1.50									
59	1	2.00	1.50	1.50									
60	1	2.00	1.50	1.50									
61	1	2.00	1.50	1.50									
62	1	2.00	1.50	1.50									
63	1	2.00	1.50	1.50									
64	1	2.00	1.50	1.50									
65	1	2.00	1.50	1.50									
66	1	2.00	1.50	1.50									
67	1	2.00	1.50	1.50									
68	1	2.00	1.50	1.50									
69	1	2.00	1.50	1.50									
70	1	2.00	1.50	1.50									
71	1	2.00	1.50	1.50									
72	1	2.00	1.50	1.50									
73	1	2.00	1.50	1.50									
74	1	2.00	1.50	1.50									
75	1	2.00	1.50	1.50									
76	1	2.00	1.50	1.50									
77	1	2.00	1.50	1.50									
78	1	2.00	1.50	1.50									
79	1	2.00	1.50	1.50									
80	1	2.00	1.50	1.50									
81	1	2.00	1.50	1.50									
82	1	2.00	1.50	1.50									
83	1	2.00	1.50	1.50									
84	1	2.00	1.50	1.50									
85	1	2.00	1.50	1.50									
86	1	2.00	1.50	1.50									
87	1	2.00	1.50	1.50									
88	1	2.00	1.50	1.50									
89	1	2.00	1.50	1.50									
90	1	2.00	1.50	1.50									
91	1	2.00	1.50	1.50									
92	1	2.00	1.50	1.50									
93	1	2.00	1.50	1.50									
94	1	2.00	1.50	1.50									
95	1	2.00	1.50	1.50									
96	1	2.00	1.50	1.50									
97	1	2.00	1.50	1.50									
98	1	2.00	1.50	1.50									
99	1	2.00	1.50	1.50									
100	1	2.00	1.50	1.50									
TOTAL POPULATION = 650 PERSON													
TOTAL HEIGHT OF ALL PROPOSED BLOCK = 42.42 M WITHOUT PARKING FLOOR													
119.50 M WITH PARKING FLOOR													
NOTE :-													
ALL DIMENSIONS ARE IN METERS UNLESS SPECIFIED OTHERWISE													
ANY DISCREPANCY IN THIS DRAWING MAY BE BROUGHT TO THE NOTICE													
OF SENIOR ARCHITECT IMMEDIATELY													
HP HOUSING & UDA SHIMLA													
REFERENCES :-													
BOUNDRY LINE													
PLOTS													
ROADS													
GREEN & ORGANISED PARK													
PUBLIC & SEMI PUBLIC FACILITY													
COPM (CONSENTED SHEDDING)													
SIP													
WATER WORKS													
SEWER LINE													
NALLAI													
WATER LINE													
PARKS													
COVERED PARKING AREA = 1100 M <sup>2</sup>													
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COVERED PARKING AREA = 1100 M <sup>2</sup>													



UNDERTAKING

Certified that during the Quarter ending 30<sup>th</sup> June, there was no physical progress at the site of the Real Estate Project titled HOUSING COLONY SHEEL 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 30<sup>th</sup> June

Dated: 07/07/2022

  
(Signature of Authorized Signatory)  
Name ER. RAJ KUMAR SHARMA  
Registration No. Executive Engg  
Address HIMUDA Division  
Nahan-173001  
.....  
Mobile No. ....  
E-mail ID. ....

UNDERTAKING

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

Dated:

(Signature of Authorized Signatory)  
Name.....  
Registration No.....  
Address.....  
.....  
Mobile No.....  
E-mail ID.....

# UNDERTAKING

Annexure-13

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

Dated:

(Signature of Authorized Signatory)

Name.....  
Registration No.....  
Address.....  
.....  
Mobile No.....  
E-mail ID.....

# UNDERTAKING

Annexure-14

Certified that during the Quarter ending 30/6/2022, no withdrawals were made from the Bank Account in respect of Real Estate Project titled Hsg. Project Sheet, 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 30/6/2022.

Dated:

(Signature of Authorized Signatory)

Name.....  
Registration No.....  
Address.....  
.....  
Mobile No.....  
E-mail ID.....

  
Chief Accounts Officer  
HIMUDA, Shimla-171002




DETAIL OF FINANCIAL TRANSACTION IN SEPARATE BANK ACCOUNT

Amount in lakhs (Rs) Status in Separate Bank Account of this quarter

“HOUSING PROJECT AT SHEEL SOLAN”

From Date	To Date	Balance amount before this Qtr	Amount deposited in this Qtr. (Rs.)	Amount withdrawals in this Qtr. (Rs.)	Total remaining amount (Rs.)
01.04.2022	30.06.2022	Nil	Nil	Nil	Nil

  
Chief Accounts Officer,  
HIMUDA Shimla-171002