



We Believe

Date: 31.10.2022

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

Subject: Filing of Quarterly Progress Report Estate Project MASHOBRA HILLS (HPRERASHI2022001) for Quarter ending 30th June 2022.

Dear Sir,

With reference to the e-mail dated 01 April 2022, received from your office, on the subject cited above, First Quarterly Progress Report after getting RERA Registration of the Real Estate Project "**MASHOBRA HILLS**" for Quarter ending 30th June 2022, has been prepared and is attached with this e-mail as along with all 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.

I, as Owner /Partner/ Associate/ Director authorized Signatory of the Real Estate Project, undertake to state that the information provided in the Quarterly Progress Report including information provided by the Chartered Accountant in the attached Annexure, is correct and nothing has been concealed.

Place

Date:

Signature of the authorized representative
Mobile No. 9590000039

Director

Rajdeep & Co. Infrastructure Pvt. Ltd.

Corporate Office : SCO 12, 1st Floor, Hollywood Plaza, VIP Road, Zirakpur (Punjab) - 140603

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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	MASHOBRA HILLS	
1.2	Phase of the Real Estate Project	N/A	
1.3	Name of the Promoter	Rajdeep & Co. 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-promoters in the phase/ project and so on	N/A	
1.4	Total area of the Real Estate Project/ Phase	7797 sqm	
1.5	Location of the Real Estate Project	Shimla (Mashobra)	
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	-
		Mix Land Use Development Project	-
1.7	Registration No. of the Real Estate Project	HPRERASHI2022001/P	
1.8	Validity of Registration Certificate	Valid from 04/03/2022	Valid upto 04/03/2027
1.9	Date of Start of the Real Estate Project/Phase		
1.10	SPECIFICATIONS (As finalized by Promoter for the Real Estate Project)		
-	Particulars	Details (Attach Sheets & Documents)	
a.	Individual Plots	Specifications of Boundary Wall, Gate & allied works if any, other than infrastructural works like external developments, copy to be attached as Annexure 1A	

b.	Apartments/ Flats	Detailed specifications of all items ,copy to be attached as Annexure 1B
c.	Cottage/ Villa	Detailed specifications of all items ,copy to be attached as Annexure 1C
d.	Commercial Units	Detailed specifications of all items ,copy to be attached as Annexure 1D
e.	Garages/ Parking Slots(Covered)	Detailed specifications of all items, copy to be attached as Annexure 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, (separately for all facilities and services), complete specifications of external development works like boundary wall and gates in a gated community project, flooring, ceiling, wall surfaces etc. of public areas.	Detailed specifications of all items ,copy to be attached as Annexure 1G
1.11	AGREEMENT(S) TO SELL	
-	Particulars	Attach sheets/ Documents
a.	Performa of 'Agreement for sale' for Plots/Flats or Apartments/ Villas or Cottages /Garage or Covered Parking/ Commercial Units " Form L " as provided in HP RERA Rules, 2017	Copy to be attached (Annexure 2)
b.	An undertaking stating that all the Agreements to sell are absolutely in accordance with the format provided in HP Real Estate (Regulation and Development) Rules, 2017 and carpet area of the unit for sale is in accordance with the definition of Carpet Area as specified in the Real Estate (Regulation and Development) Act, 2016 and HP Real Estate (Regulation and Development) Rules, 2017. It should also include that the payment terms with the Allottees 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. <u>The format of the undertaking, Annexure 3 is provided along with this form.</u>	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	√																																				
		30 th SEPT, 2022																																					
		31 st DEC, 2022																																					
2.	BANK DETAILS (Account separately opened for 70%/ 100% of amount realized from Allottees)																																						
2.1	Account No.	404444400039																																					
2.2	Account Name	Rajdeep & Co Infrastructure Pvt Ltd.																																					
2.3	Bank Name	RBL Bank																																					
2.4	Branch Name	Zirakpur																																					
2.5	IFSC Code	RATN0000233																																					
2.6	Branch Address	SCO 1 & 2, Orbit Apartment, VIP Road, Zirakpur																																					
3	DETAILS OF THE INVENTORY OF THE PROJECT																																						
3.1	Total Plot Booking Details																																						
	From Date	To Date	<table border="1"> <tr> <th colspan="3">Total Plots (Nos)</th><th colspan="3">Plots Booked / Sold previously till the end of previous Quarter (Nos)</th><th colspan="3">Plots Booked / Sold in this Quarter (Nos)</th><th colspan="3">Remaining Plots (Nos)</th></tr> <tr> <th>Res</th><th>Com.</th><th>Pub</th><th>Res</th><th>Com</th><th>Pub.</th><th>Res</th><th>Com.</th><th>Pub.</th><th>Resi</th><th>Com.</th><th>P</th></tr> <tr> <td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td></tr> </table>	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.	Resi	Com.	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
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.	Resi	Com.	P																												
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A																												
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A																												
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																													
			Residential		Commercial		Public/Semi Pub			If any, plot																													

			Plot No	Area (Sqm)	Plot No	Area (Sqm)	Plot No	Area (Sqm)		wise
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
			N/A	N/A	N/A	N/A	N/A	N/A		
			N/A	N/A	N/A	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/ Cottages (Nos)	Total Flats/ Apartments Booked/Sold previously till the end of previous Quarter (Nos)	Total Flats/ Apartments Booked/Sold in this Quarter (Nos)	Total Flats/ Apartments (Nos)
01/04/2022	30/06/2022	115	50	6	56

* 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					Possessio	Mortga
		Block /Tower / No. as per sanctioned plan	Flat / Apartm Name / No.	Carpet Area (Sqm)	Area of exclusive balcony, if any (Sqm)	Area of exclusi terrace if any (Sqm)	Status	If any, Flat/ Apartm ent wise
01/04/2	30/06/20		101	119.04	15.20	-	N/A	N/A

	022	22							
			TOWER -A	102	119.04	15.20	-	N/A	N/A
				103	119.04	15.20	-	N/A	N/A
				104	119.04	15.20	-	N/A	N/A
				201	119.04	15.20	-	N/A	N/A
				202	119.04	15.20	-	N/A	N/A
				203	119.04	15.20	-	N/A	N/A
				204	119.04	15.20	-	N/A	N/A
				301	119.04	15.20	-	N/A	N/A
				302	119.04	15.20	-	N/A	N/A
				303	119.04	15.20	-	N/A	N/A
				304	119.04	15.20	-	N/A	N/A
				401	119.04	15.20	-	N/A	N/A
				402	119.04	15.20	-	N/A	N/A
				403	119.04	15.20	-	N/A	N/A
				404	119.04	15.20	-	N/A	N/A
			TOWER D	101	128.76	10.80	-	N/A	N/A
				102	128.76	10.80	-	N/A	N/A
				103	128.76	10.80	-	N/A	N/A
				104	128.76	10.80	-	N/A	N/A
				201	128.76	10.80	-	N/A	N/A
				202	128.76	10.80	-	N/A	N/A
				203	128.76	10.80	-	N/A	N/A
				204	128.76	10.80	-	N/A	N/A
			TOWER B	101	119.04	15.20	-	N/A	N/A
				102	119.04	15.20	-	N/A	N/A
				103	119.04	15.20	-	N/A	N/A
				104	119.04	15.20	-	N/A	N/A
				201	119.04	15.20	-	N/A	N/A
				202	119.04	15.20	-	N/A	N/A
				203	119.04	15.20	-	N/A	N/A
				204	119.04	15.20	-	N/A	N/A
				301	119.04	15.20	-	N/A	N/A
				302	119.04	15.20	-	N/A	N/A
				303	119.04	15.20	-	N/A	N/A
				304	119.04	15.20	-	N/A	N/A
				401	119.04	15.20	-	N/A	N/A
				402	119.04	15.20	-	N/A	N/A
				403	119.04	15.20	-	N/A	N/A
				404	119.04	15.20	-	N/A	N/A
				101	117.68	15.20	-	N/A	N/A

				102	117.68	15.20	-	N/A	N/A
				103	117.68	15.20	-	N/A	N/A
				104	117.68	15.20	-	N/A	N/A
				201	117.68	15.20	-	N/A	N/A
				202	117.68	15.20	-	N/A	N/A
				203	117.68	15.20	-	N/A	N/A
				204	117.68	15.20	-	N/A	N/A
			TOWER C	301	117.68	15.20	-	N/A	N/A
				302	117.68	15.20	-	N/A	N/A
				303	117.68	15.20	-	N/A	N/A
				304	117.68	15.20	-	N/A	N/A
				401	117.68	15.20	-	N/A	N/A
				402	117.68	15.20	-	N/A	N/A
				403	117.68	15.20	-	N/A	N/A
				404	117.68	15.20	-	N/A	N/A
				101	113.92	6.90	-	N/A	N/A
				102	113.92	6.90	-	N/A	N/A
				103	113.92	6.90	-	N/A	N/A
				104	113.92	6.90	-	N/A	N/A
			TOWER E	201	113.92	6.90	-	N/A	N/A
				202	113.92	6.90	-	N/A	N/A
				203	113.92	6.90	-	N/A	N/A
				204	113.92	6.90	-	N/A	N/A
				101	113.92	6.90	-	N/A	N/A
				102	113.92	6.90	-	N/A	N/A
				103	113.92	6.90	-	N/A	N/A
				104	113.92	6.90	-	N/A	N/A
			TOWER F	201	113.92	6.90	-	N/A	N/A
				202	113.92	6.90	-	N/A	N/A
				203	113.92	6.90	-	N/A	N/A
				204	113.92	6.90	-	N/A	N/A
				101	104.44	6.70	-	N/A	N/A
				102	104.44	6.70	-	N/A	N/A
				103	104.44	6.70	-	N/A	N/A
				104	104.44	6.70	-	N/A	N/A
			TOWER G	201	104.44	6.70	-	N/A	N/A
				202	104.44	6.70	-	N/A	N/A
				203	104.44	6.70	-	N/A	N/A
				204	104.44	6.70	-	N/A	N/A

7									
			TOWER H	101	164.54	14.20	-	N/A	N/A
				102	164.54	14.20	-	N/A	N/A
				103	164.54	14.20	-	N/A	N/A
				104	164.54	14.20	-	N/A	N/A
				201	164.54	14.20	-	N/A	N/A
				202	164.54	14.20	-	N/A	N/A
				203	164.54	14.20	-	N/A	N/A
				204	164.54	14.20	-	N/A	N/A
				301	164.54	14.20	-	N/A	N/A
				302	164.54	14.20	-	N/A	N/A
				303	164.54	14.20	-	N/A	N/A
				304	164.54	14.20	-	N/A	N/A
				401	164.54	14.20	-	N/A	N/A
				402	164.54	14.20	-	N/A	N/A
				403	164.54	14.20	-	N/A	N/A
				404	164.54	14.20	-	N/A	N/A
			TOWER I	101	179.52	6.00	-	N/A	N/A
				102	179.52	6.00	-	N/A	N/A
				103	179.52	6.00	-	N/A	N/A
				104	179.52	6.00	-	N/A	N/A
				201	179.52	6.00	-	N/A	N/A
				202	179.52	6.00	-	N/A	N/A
				203	179.52	6.00	-	N/A	N/A
				204	179.52	6.00	-	N/A	N/A
				301	179.52	6.00	-	N/A	N/A
				302	179.52	6.00	-	N/A	N/A
				303	179.52	6.00	-	N/A	N/A
				304	179.52	6.00	-	N/A	N/A
				401	179.52	6.00	-	N/A	N/A
				402	179.52	6.00	-	N/A	N/A
				403	179.52	6.00	-	N/A	N/A
				404	179.52	6.00	-	N/A	N/A
		*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)	Rema ining Villas/ Cottage (Nos)	Carpet Area of Villa / Cottage (Sqm)	Area of exclusi ve lawn / terrace if any, (Sqm)	Pos sess ion Status	Mort gage If any, Villa/ Cotta ge wise
01/04/ 22	31/03/ 22	1 2	0 0	0 0	1 2	92.81 112.15	N/A	N/A	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/ Parking (Nos)
01/04/2022	30/06/2022	16	N/A	0	16

*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					Po ssi St	Mortgage If any, Garage/ Covered Parking wise
		Block/ Tower Name / No. as per sanctioned plan	Garage /Co vered Parking No.	Type of Garage/ Covered Parking	Carpet Area (Sqm)	Addition al detail if any		
01/04/ 22	30/06/ 22	Block-1	0	N A	NA	-		

		Block-2	0	NA	NA	-		
		Block-3	0	NA	NA	-		
		Block-4	0	NA	NA	-		
		Block-5	0	NA	NA	-		
		Block-6	0	NA	NA	-		
		Block-7	0	NA	NA	-		
		Block-8	16	Covered	154.64 Sqr Mtr	-		
		Block-9	0	NA	NA			
		* 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 (No s)	Commercial Units /Shops booked / sold previously (No s)	Commercial Units / Shops booked / sold in this Qtr (No s)	Remaining Commercial Units/Shops (No s)
	N/A	N/A	N/A	N/A	N/A	N/A
	*Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-8					

3.9

paper SCHEME SKETCH-8

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 , Commercial Unit wise	
		Block/ Tower / No. as per sanctioned plan	Commercial Unit / Shop No.	Type Shop/ Office/ Other	Carpet Area (Sq m)	Additional if any			
N/A	N/A	(e.g Block-1)	N/A	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A	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 date completion	Remarks
1	Residential	65	2024	
2	Residential	65		
3	Residential	65		
4	Residential	65		
5	Residential	65		
6	Residential	50		
7	Residential	50		
8	Residential	50		
9	Residential	45		
10	Residential	40		
11	Residential	40		

* 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 date completion	Remarks
Block 1	67	August 2024	
Block 2	67	August 2024	
Block-3	67	August 2024	
Block-4	67	August 2024	
Block-5	67	August 2024	
Block-6	52	August 2024	
Block-7	52	August 2024	
Block-8	52	August 2024	
Block-9	49	August 2024	

*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 date completion	Remarks
Villa / Cottage -1	42	September 2024	N/A
Villa / Cottage -2	42	September 2024	N/A
Villa / Cottage -3	42	September 2024	N/A

*Add more rows to mark the details of all Villas / Cottages

** To be marked on layout plan schematic Sketch on A-4 size of Paper **SCHEME**

SKETCH-12

4.4 Details of status of Completion of Work in Case of Garages/ Covered Parking (Nomenclature as Sanctioned Plan)

Garage/ Parking wise details	Covered	% of completion	Likely date	completion	Remarks
Garage/Covered parking- 1 Block 8		67	August 2024		N/A

*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 date	completion	Remarks
Commercial Unit / shop - 1	N/A	N/A		N/A
Commercial Unit / shop - 2	N/A	N/A		N/A
Commercial Unit / shop - 3	N/A	N/A		N/A

*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	72%	Feb 2024	
ii. Parking	62%	Feb 2024	
iii. Water Supply	62%	Feb 2024	
iv. Sewerage	72%	Feb 2024	
v. Electrification	22%	Feb 2024	
vi. Storm Water Drainage	N/A	N/A	N/A
vii. Parks and Play Grounds	N/A	N/A	N/A
viii. Street Light	0	Feb 2024	
ix. Renewable Energy System	N/A	N/A	N/A
x. Security and Fire Fighting Services	0	Feb 2024	
xi. Sewerage Treatment Plant (STP)	0	Feb 2024	

xii.	Underground Tank	77%	Feb 2024	
xiii.	Rain Water Harvesting	0	Feb 2024	
xiv.	Electrical Sub-Station	N/A	N/A	N/A

5.2 *B1–Community building to be transferred to Resident Welfare Association (RWA)

i.	Community Centre	N/A	N/A	N/A
ii.	Others			

5.3 *B2–Community building to be sold to third party or to be retained by Promoter

i.	Schools	N/A	N/A	N/A
ii.	Club House	N/A	N/A	N/A
iii.	Hospital and Dispensary	N/A	N/A	N/A
iv.	Shopping Areas	N/A	N/A	N/A
v.	Others	N/A	N/A	N/A

* Buildings under B1 and B2 are interchangeable and buildings shall be as per sanctioned plan of the Real Estate Project**

To be marked on layout plan schematic Sketch on A-4 size of Paper **SCHEME SKETCH-15**

6. FINANCIAL PROGRESS (COST AND EXPENDITURE ON THE PROJECT)

Sr. No.	Particulars	Amount (in Rs.)		
6.1	Total estimated cost of the Project Copy should be attached (Annexure 5)	25,00,00,000		
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)	0	0	2,59,10,650
ii	Estimated Cost of construction of apartments / commercial area / Mixed use development	0	0	22,40,89,350
iii	Estimated Cost of infrastructure and other structures/community facilities	0	0	0
iv	Other costs including External Development Charges (EDC), Internal Development Charges (IDC), Taxes, Levies, Cess etc.	0	0	0
	TOTAL			

6.3	(i) Total estimated expenditure incurred till the end of Quarter under reference	164077480
	(ii) Expenditure of total estimated cost in %	65.63%
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 this Quarter (Rs.)	Total remaining amount (Rs.)
01/04/2022	30/06/2022	200000	272795	400000	72795

8. GOVERNMENT DUES AND PAYMENT DETAILS

	Description of Head	Amount (in Rs.)	Image of Receipt (jpeg)
8.1	Development fee / Planning Permission Fee / Change of Land Use fee etc.	0	
8.2	Infrastructure charges/ fees paid to any other authority e.g. NH/PWD/HPSEB/PCB/ULB for NOC	0	
8.3	Compounding Charges/ Regularization charges	0	
8.4	Total		-

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)

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. * N/A

N/A

*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. N/A

N/A

N/A

N/A

ii N/A

N/A

N/A

N/A

iii N/A

N/A

N/A

N/A

* 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 and parking No. if any	No.	Name of the Allottee	Date of booking	Rate (per Sq. ft.) of main unit and of parking, if allotted	Carpet Area of the Unit and parking, allotted	Sale value of Unit including parking, if allotted	Amount collected (in %)	Total amount Collect (in Rs.)
1									
2									
3									
4			AS PER SEPARATE REPORT ATTACHED						
5									
6									
7									
8									
9									
10									

11								
12								
13								
14								
15								
16								
17								
18								

* 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 N/A	Provide brief details
10.5	Copy of latest advertisement details, if any N/A	Provide brief details

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 Jpg	Image 3 Jpeg	Image 4 Jpeg	Image 5 Jpeg	Video (only website) on
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11.2	Flats / Apartments							
	01/04/2022	30/06/2022						

11.3	Villas /Cottages							
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11.4	Commercial Units (Shops, Offices, Others etc)							
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11.5	Facilities like Swimming Pool, Club House, Gym , Central Greens, Parking etc.							
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*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
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 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

Place: Shimla

Date: 30.09.2022

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

Annexure 3 of QPR-1

UNDERTAKING

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

We, Rajdeep and Company Infrastructure Private Limited through its director Mr. Rajdeep Sharma having registered office at House No. 2694, Sector 22C, Chandigarh do hereby solemnly affirm & declare as under:-

1. That we, as a Promoter, have been developing a Real Estate Project by the name "Mashobra Hills" coming up on **Khata Khatoni No. 23/31, Khasra No. 238/134, measuring 0-18-84 hectare, Khasra No. 240/135 measuring 0-12-12 hectare, Khasra No. 136 measuring 0-02-99 hectare, Khasra No. 242/138 measuring 0-43-86 hectare, Khasra No. 244/139 measuring 0-00-16 hectare, Kita 5, total measuring 0-77-97 hectare, at Village- Mohal Kunni, P.C. Moolkot, Post Office- Mashobra, Shimla, Himachal Pradesh.**
2. That an "Agreement for sale" is to be entered into with every Allottee in accordance with the provisions of the Himachal Pradesh Real Estate (Regulation and Development) Rules, 2017 and Regulation No R-2 of the Himachal Pradesh Real Estate Regulatory Authority, for every plot and built up units like Flat/ Apartment/ Villa / Cottage/ Garage/ Commercial Unit as provided for in **Annexure 2.**
3. That the said "Agreement for sale" has been entered into with the Allottees in Real Estate Project coming up have come up on **Khata Khatoni No. 23/31, Khasra No. 238/134, measuring 0-18-84 hectare, Khasra No. 240/135 measuring 0-12-12 hectare, Khasra No. 136 measuring 0-02-99 hectare, Khasra No. 242/138 measuring 0-43-86 hectare, Khasra No. 244/139 measuring 0-00-16 hectare, Kita 5, total measuring 0-77-97 hectare at Village- Kunni, Post Office- Mashobra, Shimla, Himachal Pradesh.**

4. That the signed/ entered into "Agreement for sale" for plots and built up units are absolutely in accordance with the **FORM "L"** as appended with in the Himachal Pradesh Real Estate (Regulation and Development) Rules 2017 (**Annexure 2 of QPR-3**) as provided under Regulation No R-2 of the Himachal Pradesh Real Estate Regulatory Authority. The carpet area of the unit for sale has been specified in accordance with the definition of Carpet Area as defined under clause 2(k) of section 2 of the Himachal Pradesh Real Estate (Regulation and Development) Act, 2016. The area of the plot as well as of built up unit is as per the sanctioned plans.
5. That the payment terms with the Allottee is also in accordance with the terms as provided clearly in "Explanations" provided under "Terms" in Form L, covenants of Agreement for Sale, appended with the Himachal Pradesh Real Estate (Regulation and Development) Rules, 2017 particularly with regards to the clause of taxes and there are no hidden clauses .
6. That the contents of our above undertaking from para 1 to 5 are true and nothing has been concealed.

**Deponent**

MASHOBRA HILLS (PROJECT REVENUE)

Q1

TOWER	FLAT NO.	NAME OF ALLOTTEE	AREA (in Sq M)	BOOKING DATE	BOOKING AMOUNT	RECEIVED FROM 01.04.2022 TO 30.06.2022	UPTO 31.3.2022	TOTAL AS ON 30.06.2022	balance receivable as on 30.06.2022
A	101	TANMAY MITTAL	119.04	4/27/2022	2000000	2020000	0	1300000	720000
A	103	SURINDER KUMAR	119.04	2/25/2021	3384000	3718024	363400	955210	2762814
A	203	NEELIMA DHINGRA PASSI	119.04	12/21/2020	3000000	3330184	750000	750000	2580184
A	204	MAYUR SINGH	119.04	7/22/2019	1900000	1919000	1281150	1439250	479750
A	301	HEMANT SINGH	119.04	7/28/2022	3250000	3282500	0	0	3282500
A	302	BHAVYA BAHL	119.04	7/28/2022	3250000	3282500	0	0	3282500
A	303	VARSHA RAJORIA	119.04	7/16/2022	4400000	4744194	0	0	4744194
A	304	ADITYA CHANDRAKAR & PARINITA	119.04	5/24/2019	3168000	3499864	1892000	2092000	1407864
B	101	GURJEET SINGH	119.04	12/5/2020	990000	999900	185000	185000	814900
B	102	NISHANT MONGA & KANIKA MONGA	119.04	8/10/2020	3200000	3232000	320020	320020	2911980
B	201	DEEPTI VAIDYA	119.04	5/14/2019	3135000	3466534	2602152	72795	791587
B	202	AMIT KUMAR SINGH	119.04	6/18/2019	3135000	3466534	783750	0	2682784
B	203	SHIVANI SHARMA & DINESH SHARMA	119.04	12/26/2019	3100000	3131000	813500	813500	2317500
B	204	SHALNI SOOD	119.04	7/22/2022	4400000	4600000	0	0	4600000
B	301	VIBHA ARORA	119.04	7/31/2022	4200000	4242000	0	0	4242000
C	101	MANISHA GUPTA	117.68	9/5/2020	1050000	1060500	300000	300000	760500
C	102	AJINKYA KISHORE	117.68	8/13/2020	3100000	3131000	475000	475000	2656000
C	103	ANIL KUMAR SINGHAL	117.68	9/5/2020	1050000	1060500	850000	850000	210500
C	104	ANIL KUMAR SINGHAL	117.68	9/5/2020	1050000	1060500	850000	850000	210500
C	201	SANJAY BHARTI	117.68	12/24/2019	3300000	3333000	660000	1160000	2173000
C	202	CHETAN GULATI	117.68	8/20/2022	3300000	3333000	0	0	3333000
C	203	SMRITI SHETTI & SAGAR AJIT SHETTI	117.68	10/31/2019	3100000	3431000	2625000	2625000	806000
C	204	RITESH KUMAR SRIVASTAVA	117.68	8/22/2020	2700184	2727186	51000	51000	2676186
C	301	RAHUL RAMAKANT GARIBE	117.68	4/15/2019	3069000	3399874	767250	767250	2632624
C	302	YASHIKA SEHDEV	117.68	8/16/2019	2950000	2979500	1324906	1324906	1654594

C	C	303	MANPREET SINGH C/O PHANTOM GLOBAL	117.68	5/24/2019	2970000	3299884	2970000	0	2970000	329884
C	C	304	MAJOR MOHIT SAHDEV	117.68	8/16/2019	2950000	2979500	1300000	0	1300000	1679500
D	D	101	Mr. Sahil Hasam Hingora & Ms. Hina Hingora	128.76	3/4/2021	5472000	6078612	4270506	0	4270506	1808106
D	D	102	Ms. Urmila Chharia & Dr. Anjani Kumar Chharia	128.76	7/8/2019	1500000	1748012	1500000	0	1500000	248012
D	D	201	Ms. Jayeeta Samaddar & Mr. Himadri Shekhar Samaddar	128.76	5/14/2019	1550000	1565500	1300000	0	1300000	265500
D	D	202	Ms. Shefali & Major Mohit Sahdev	128.76	6/24/2019	4500000	4725000	1125000	0	1125000	3600000
D	D	301	Mr. Gulshan Kumar	128.76	7/20/2019	4669000	5179462	1167250	0	1167250	4012212
E	E	101	Ms. Manju Singhal & Mr. Arun Kumar Singhal	113.92	11/28/2019	1251000	1263510	951000	0	951000	312510
E	E	102	Mr. Anil Singhal	113.92	9/5/2020	1550000	1565500	1300000	0	1300000	265500
E	E	201	Harkiran Kaurw/o Harpreet Singh	113.92	1/31/2022	1900000	2252012	100000	500000	600000	1652012
E	E	202	Ms. Ranjana Chaturvedi	113.92	7/8/2019	4940000	5520012	4714000	0	4714000	806012
E	E	301	Mr. Varun Jain	113.92	1/10/2020	1800000	1818000	225000	0	225000	1593000
E	E	302	Mr. Sajal Garg	113.92	1/2/2022	3620000	3656200	1300000	0	1300000	2356200
E	E	402	Ms. Reena Verma & Mr. Shashank Arun Sinha	113.92	5/3/2019	7040000	7392000	2245000	0	2245000	5147000
F	F	101	Ms. Priyanka Jain	113.92	6/22/2019	3601000	3637010	0	0	0	3637010
F	F	102	Mr. Ashish Srivastava & Ms. Alisha Goyal	113.92	8/12/2020	5378170	5980091	1427795	0	1427795	4552296
F	F	201	Mr. Ashwini Kumar & Priyanka Singh	113.92	11/7/2019	5000000	5583012	1250000	0	1250000	4333012
F	F	202	Ms. Anjali Chopra	113.92	10/11/2019	3779000	3816790	1779000	0	1779000	2037790
F	F	301	Mr. Ankur Dutt	113.92	10/12/2019	5201000	5461050	1001000	0	1001000	4460050
F	F	302	Ms. Megha Mehta	113.92	7/21/2021	4166988	4708349	3370562	0	3370562	1337787
G	G	201	SHOBHIT VERMA	112.15	3/17/2020	5200000	5793012	526000	0	526000	5267012
G	G	202	Mr. Saurabh Dubey & Ms. Vibhoo Saini	112.15	3/5/2020	4836000	5410812	2084400	0	2084400	3326412
G	G	301	Mr. Amrit Paul & Ms. Mom Paul	112.15	12/16/2019	5350000	5617500	0	0	0	5617500
G	G	402	Ms. Ruby Mendiratta	112.15	9/30/2020	3936000	4132800	500000	0	500000	3632800
H	H	101	Sunita Mittal W/O Dr Sanjeev Mittal	164.54	5/9/2022	2400000	2424000	0	2300000	2300000	124000
H	H	102	Manish Sinha	164.54	11/19/2019	3784534	4137845	2851000	0	2851000	1286845
H	H	202	Ms. Shabnam & Mr. Akshay Kumar Gupta	164.54	9/24/2019	3864000	4218106	1000000	0	1000000	3218106

H	203	Mr. Gaurav Malik	164.54	2/3/2021	4000000	4040000	3800000	0	3800000	240000
H	301	DR RAKESH PATAP SINGH	164.54	5/15/2022	5300000	5885966	0	51000	51000	5834966
H	302	Mr. Subhradip Chakraborty	164.54	3/12/2019	4094560	4135506	3070920		3070920	1064586
H	303	Shweta Gupta	164.54	5/27/2022	4800000	5040000			0	5040000
H	403	Mr. Niraj Yadav & Ms. Nilam Yadav	164.54	9/22/2021	4490000	4935832	4690466	0	4690466	245366
H	404	Jayesh Chandra Rai	164.54	6/6/2019	2900000	3262012	546000	0	546000	2716012
I	302	PRIYANKA SHARMA KOTHARI	179.52	6/19/2022	4915000	5160750	0	51000	51000	5109750
I	303	Ms. Shruti Singh Mahadev	179.52	5/29/2021	4000000	4040000	50000	0	50000	3990000
I	304	Ms. Aarti Kapoor & Mr. Gaurav Kapoor	179.52	9/18/2021	3000000	3345466	2542966	0	2542966	802500
villa No.	3	RAHUL KUMAR SHARMA			4040000	4040000	3700000	0	3700000	340000

ARCHITECT'S CERTIFICATE
(For the period till 30 June 2022)

Certificate No. AR/MH/002

To, M/S Rajdeep & co. Infrastructure Pvt. Ltd. Having registered office at house no. 2594, sector-22c Chandigarh.

Subject:- Certificate of Percentage of Completion of Construction / Development work in , Mashobra Hills.

Ref: HP RERA Registration No. HPRERASHI2022001/P

Sir,

I / We Umesh Gupta have undertaken assignment as Architect for the Construction / Development Work of the "MASHOBRA HILLS PROJECT" situated at Village- Kunni, Post office- Mashobra Himachal Pradesh admeasuring 7797 sq.mtr. area being developed by M/s Rajdeep & co. Infrastructure Private Ltd.

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 ~~██████████~~ **MASHOBRA HILLS** (Project Name), is as per **Table-A** herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in **Table-B** herein below-

***TABLE A**

Certificate No. AR/MH/002

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	3	complete	100%
2	Basement	N/A	N/A	N/A
3	Super Structure (Column and lintel up to Slab bottom Level)	3	complete	85%
4	Slabs	complete	Complete	complete
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouring (v) Painting	ongoing	ongoing	65%
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	ongoing	ongoing	15%
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	ongoing	ongoing	45%
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water	ongoing	ongoing	55%



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

ANNEXURE-7

To,

Certificate No. AR/MH/002

M/s Rajdeep & Co. Infrastructure Private Limited having registered office at House No. 2694, Sector 22C, Chandigarh

Subject: Certificate of Cost Incurred for Development of "Mashobra Hills"

Ref: HP RERA Project Registration No. HPRERASHI2022001/P

Sir,

I / We **ER. MOHIT SACHDEV** Ahave undertaken an assignment for the MASHOBRA HILLS Project situated at Village Kuni, Post Office- Mashobra, Shimla, Himachal Pradesh admeasuring 7797sq.mtr. area, being developed by M/s Rajdeep & Co. Infrastructure Private Limited (Promoter Name)

1. I have prepared the Detailed Cost of Estimate of the above-cited project considering all items of work that are required to be executed up to the completion of the project. My estimated cost calculations are based on the sanctioned plans made available to me for the project by the Promoter and based on the Schedule of Items and quantity for the entire work as calculated by me and the site inspection carried out by me.
2. I certify that the Cost of the Civil, Mechanical, Electrical, Plumbing, and allied works for the aforesaid Project, as completed on the date of this Certificate is as given in **Table-A** and **Table B** herein below:

TABLE-A

Apartments/Buildings Construction (Excluding Cost of land)

Sr. No	Particulars	Amounts (In Rs)
(i)	(ii)	(iii)
1	Total Estimated Cost	17,50,00,000
2	Cost incurred as on _____ (based on the Estimated items)	11,48,54,236
3	If Cost incurred for items other than estimated items	NIL
4	Balance Cost to be incurred (Based on Estimated items) [A(1)(iii)-(A(2)(iii)+A(3)(iii)]	6,01,45,764
5	Work done in percentage [A(2)(iii)+A(3)(iii)/A(1)(iii)]x100] (as percentage of the estimated cost)	65.63%

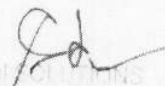

Structural Engineering
Er. MOHIT SACHDEV
(Seal: 10/10/2013)
B-10, Sector 7E (Shimla)

TABLE-B

Internal and External Development (Excluding Cost of land)

Sr. No	Particulars	Amounts (In Rs)
(i)	(ii)	(iii)
1	Total Estimated Cost of the internal and external development works including amenities and facilities in the layout as on _____ date	7,50,00,000
2	Cost incurred as on 30 June 2022 (based on the Estimated items)	4,92,23,244
3	If cost incurred for items other than Estimated items	NIL
4	Balance cost to be incurred (based on estimated items) [B(1)(iii) - (B(2)(iii)+B(3)(iii))]	2,57,76,756
5	Work done in percentage [B(2)(iii)+B(3)(iii) / B(1)(iii)]x100] (as percentage of the estimated cost)	65.63%

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)]	25,000,0000
2	Total Cost incurred [Table A(2)(iii)+A(3)(iii)+Table B (2)(iii) +Table B (3) (iii)]	164077480
3	Total work done in percentage [as per Table][C(2)(iii)/ C(1)(iii)]X 100]	65.63%
4	The balance cost to complete the project [Table A(4)(iii)+Table B (4)(iii)]	8,59,22,520

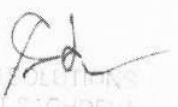
3. The quality of work done is good and is as per the specifications prescribed.

Place: Chandigarh
Date: 30 June 2022

Signature & Name of the Engineer

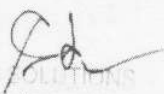
(License No.....)

Certificate No. _____


STRUCTURAL SOLUTIONS
BY MOHIT SACHDEVA
(Structural Engineer)
(B.Tech. in Civil Engineering)

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

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


Structural SOLUTIONS
E. MOHIT SACHDEVA
(Structural Engineering)
B-10, 1st Floor, (Structural)
Gurgaon



Pardeep Singh and Associates

Chartered Accountants

ANNEXURE -8 CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Quarter update of the Project)
(For the Quarter June 2022)

Name of the Promoter – **Rajdeep & Co. Infrastructure Private Limited**

Name of the Project – **Mashobra Hills**

HP RERA Registration No. – **HPRERASHI2022001/P**

(All figures in Rs. Lakh)

Sr. No.	Particulars		Amount (Rs.)
1	2		3
1.	i	Land Cost	
	a	Acquisition Cost of Land (as per Sale Deed) or Development Rights, Lease Premium, Lease Rent, interest cost incurred or payable on Land Cost (including all stamp duty, registration charges, legal cost etc). (As per Note-1)	0
		Sub-Total of Land Cost 1(i)	0
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)	164077480
		(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.	

SCO 98, 2nd Floor, Sector 47-C,
Chandigarh-160047
Mobile : 97808-65485
E-mail : capardeepsingh45@gmail.com



		Total 2 (i)	164077480
	b.	Payment of taxes, cess, fees, charges, premiums, interest etc. to any statutory authority.	0
		Project Clearance Fees	0
		(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)-EDC	
	c.	Interest payable to financial institutions, scheduled banks, Non-Banking Financial Institution (NBFC) or money lenders on construction funding or money borrowed for construction;	0
3.	d.	Sub-Total of Development Cost and Construction Cost	164077480
		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)	164077480
4.		% Completion of Construction Work (As per Project Architect's Certificate) Certificate No. AR/MH/002 dated 30.09.2022	65.63%

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

Place: Chandigarh

Date: 30.09.2022

Hardeep Singh


Signature of the Chartered Accountant
(Membership No 540007)
UDIN No. 22540007BBGNFA8031

NOTE-1

Cost of land – Promoter has taken ongoing project.

NOTE- 2 All figures are inclusive of GST.

NOTE-3

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

(Rs. In Lakhs)

Sr. No	Particulars	As Certificate given for last Quarter	per During the quarter	Total
1.	Total Land Cost as per Sr. No. 1 (i)	0.00	0	0
2.	Total Expenditure / Cost incurred as per Sr. No. 3(d)	0	164077480 (ongoing Project)	164077480
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	75905320	5692378	81597698

Separate Bank Account of the Project

Name of the Bank: RBL BANK

Branch SCO 1 & 2, Ground Floor, Orbit Apartments, VIP Road, Zirakpur (Punjab)

Account Number: 404444400039

IFSC Code: RATN0000233

Sr.No	Particulars	Amount in Rs.
1.	Opening Balance in the Separate Bank Account of the project at the start of the reported quarter.	200000
2.	(Add): Deposits in the Separate Bank Account of the project during the reported quarter.	272795
3.	(Less): Withdrawals from the Separate Bank Account of the project during the reported quarter.	400000
4.	Closing Balance in the Separate Bank Account of the project at the end of the reported quarter.	72795

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

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



page. The Chartered Accountant shall also mention the Membership number below his signature.

ADDITIONAL INFORMATION FOR ONGOING PROJECTS (Fig. in Lakhs)

Sr.No	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the Real Estate Project	85922520
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)	123217515
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	56
4.	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per B. of sub - Annexure-'X' to this Certificate.	120370564
5.	Estimated receivables of ongoing Project. Sum of (2 + 4(ii))	243588079
6.	Amount to be deposited in Separate Bank Account – 70% or 100% (If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in Separate BankAccount.) and (If 4 is lesser than 1, then 100% of the balance receivables of ongoing Project will be deposited in the Separate Bank Account.)	-

This Certificate is being issued by the Company as per the requirement of



compliance in accordance with HP RERA Act and Rules for the Project/ Phase under reference and is based on the records and documents produced before me and explanations provided to me by the management of the Company. It is based on the verification of books of accounts and other related documents till 31.03.2022.

Place: Chandigarh

Date: 30.09.2022

For Pardeep Singh and Associates

Chartered Accountants



(CA Pardeep Singh)

M No. 540007

UDIN No. 22540007BBGNFA8031

SUB - ANNEXURE-X

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

A. BOOKED INVENTORY**1. In case of Plotted Colony:-**

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

2. In case of Flats/ Apartments:-

Block/ Tower No. Nomenclature as per sanctioned plan	No. of Flats / Apartments / units	No. of flats sold	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered parking (Sq. Mts.)	Total consideration amount as per Agreement letter allotment (inRs.)	Unit Received amount up to the end of previous Quarter (inRs.)	Received amount up to the end of current Quarter (inRs.)	Balance amount as on the end of current Quarter (inRs.)
Tower A	16	5	119.04	15.20	13452000	4286550	2249910	6915540
Tower B	16	5	119.04	15.20	13560000	4704422	72795	8782783
Tower C	16	11	117.68	15.20	27289184	12173156	500000	14616028
Tower D	8	5	128.76	10.80	17691000	9362756	0	8328244
Tower E	8	7	113.92	6.90	22101000	10835000	500000	10766000
Tower F	8	5	113.92	6.90	27126158	8828357	0	18297801
Tower G	8	4	104.44	6.70	19322000	3110400	0	16211600
Tower H	16	9	164.54	14.20	35633094	15958386	2351000	17323708
Tower I	16	3	179.52	6.00	11915000	2592966	51000	9271034
*Increase no. of rows to submit details of all Booked/ Sold Flats/ Apartments Note- 1 Sqm. =10.76 Sft.								



*Increase no. of rows to submit details of all Booked/ Sold Flats/ Apartments
Note- 1 Sqm. =10.76 Sft.

3. In case of Villas / Cottages:-

Sr. No.	Villa Cottage name/ no. Nomenclature as per sanctioned plan	No. of villas / cottages units	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered parking / lawn (Sq. Mts.)	Total unit consideration amount as per Agreement / letter of allotment (Rs. in lakhs)	Received amount up to the end of previous Quarter (Rs. in lakhs)	Received amount up to the end of current Quarter (Rs. in lakhs)	Balance amount as on the end of current Quarter (Rs. in lakhs)
1	Bungalow - 1	1	92.81	-	0	0	0	0
2	Bungalow - 2	1	112.15	10.69	0	0	0	0
3	Bungalow - 3	1	112.15	10.69	4040000	3700000	0	340000
*Increase no. of rows to submit details of all Booked / Sold villas /cottages Note- 1 sqm. =10.76 sft.								

4. In case of Garage/ Covered Parking:-

Sr. No.	Garage/ Covered Parking / no. Nomenclature as per sanctioned plan	No. of Garages / covered parking units	Carpet Area (in Sq. Mts.)	Total unit consideration amount as per Agreement / letter of allotment (inRs.)	Received amount up to the end of previous Quarter (inRs.)	Received amount up to the end of current Quarter (inRs.)	Balance amount as on the end of current Quarter (inRs.)
1 to 7		0	0	0.00	0.00		0.00
8		0	0	0.00	0.00		0.00
9		0	0	0.00	0.00		0.00
*Increase no. of rows to submit details of all booked / sold Garage/ Covered Parking Note- 1 sqm. =10.76 sft.							



5. In case of Commercial Building:-

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

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 (Rs. in Lakhs)	Total Balance Receivable amount as on the end of current Quarter (Rs. in Lakhs)
1.	Total Balance Receivable Amount of Booked Inventory	75905320	123217515



B. UNSOLD INVENTORY VALUATION

1. In case of Plotted Colony:-

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

2. In case of Flats/ Apartments:-

Sr. No.	Block / Tower No. Nomenclature as per sanctioned plan	No. of Flats / Apartment s/ Units	No. of unsol d flats	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) (Rs. in Lakhs)	Total estimated amount of sale proceeds of all unsold Flats/ Apartments (Rs. in Lakhs)
1	Tower -A	16	16	119.04	15.20	0.00	0.00
2	Tower -B	8	8	128.76	10.80	0.00	0.00
3	Tower -C	16	16	119.04	15.20	0.00	0.00
4	Tower -D	16	16	117.68	15.20	0.00	0.00



5	Tower -E	8	8	113.92	6.90	0.00	0.00
6	Tower -F	8	8	113.92	6.90	0.00	0.00
7	Tower -G	8	8	104.44	6.70	0.00	0.00
8	Tower -H	16	16	164.54	14.20	0.00	0.00
9	Tower -I	16	16	179.52	6.00	0.00	0.00
					TOTAL	0.00	0.00
*Increase no. of rows to submit details of all not booked/ unsold Flats/ Apartments in the Real Estate Project. Note- 1 sqm. =10.76 sft.							

3. In case of Villas / Cottages:-

Sr. No.	Villa / Cottage name/ no. Nomenclature as per sanctioned plan	No. of Villas / Cottages units	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered car parking / lawn (Sq. Mts.)	Total Villa / Cottage/ consideration amount as assessed on the basis of Prevailing Market Rate(PMR) (Rs. in lakhs)	Total estimated amount of sale proceeds of all unsold Villas / Cottages/ (Rs. in lakhs)
1	Bungalow - 1	1	92.81	10.69	40.40	40.40
2	Bungalow - 2	1	112.15	10.69	40.40	40.40
3	Bungalow - 3	1	112.15	10.69	40.40	40.40
*Increase no. of rows to submit details of all not booked/ unsold villas / cottages in the Real Estate Project. Note- 1 sqm. =10.76 sft.						

4. In case of Garage/ Covered Parking:-

Sr. No.	Garage/ Covered Parking no. Nomenclature as per sanctioned plan	No. of Garages / Covered Parking Units	Carpet Area (in Sq. Mts.)	Total Garage / Covered Parking consideration amount as assessed on the basis of Prevailing Market Rate(PMR) (inRs.)	Total estimated amount of sale proceeds of all unsold Garages/ Covered Parking (inRs.)
	1 to 7	0			
	8	16	164.54		
	9	0			



	*Increase no. of rows to submit details of all not booked/ unsold Garage/ Covered Parking Note- 1 sqm. =10.76 sft.
--	---

5. 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 exclusive balcony Covered Parking lawn (Sq. Mts.)	of Total shops/ Commercial Unit consideration amount as assessed on the basis of Prevailing MarketRate (PMR) (inRs.)	Total estimated amount of sale proceeds of all unsold shops/ Commercial Units (inRs.)
	N/A	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A	N/A
*Increase no. of rows to submit details of all not booked/ unsold shops/ commercial units in the Real Estate Project. Note- 1 sqm. =10.76 sft.						

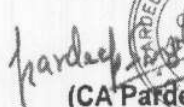
6. Total Estimated Receivable from not Booked/ unsold inventory:-

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 Rs. 120370564
-	Total Evaluated Amount of Unsold Inventory	Rs. 120370564

Place: Chandigarh

Date: 30.09.2022

For Pardeep Singh and Associates
Chartered Accountants


(CA Pardeep Singh)
M No. 540007
UDIN No. 22540007BBGNFA8031



Pardeep Singh and Associates

Chartered Accountants

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Certificate No. 018

To,

The Manager
RBL BANK
SCO 1 & 2, Ground Floor,
Orbit Apartments,
VIP Road, Zirakpur (Punjab)

Subject:-Certificate of estimated expenditure for Development/ Construction work in Mashobra Hills bearing Registration No. HPRERASHI2022001/P , for withdrawal from Separate Bank Account.

Sir,

I, CA Pardeep Singh am the Chartered Accountant for the professional accountancy services for the above cited Project, coming up on Khasra No 238/134/1, 240/35/1, 136 & 242/138/1 & 244/139/1 at Kunni Tehsil Mashobra Hills, Himachal Pradesh, being developed by **Rajdeep & Co. Infrastructure Private Limited** (Promoter's Name).

With respect to the aforesaid Real Estate Project, I certify that the total expenditure/ cost incurred for the Development/ Construction work of Real Estate Project on the basis of information, records, documents and books of Accounts of the Promoter for Mashobra Hills (Project Name), is Rs. 1,64,07,7480/-as worked out in the June, 2022 Quarterly Progress Report submitted vide **AR/MH/002 dated 30.09.2022**(Copy enclosed).

Place: Chandigarh

Date: 30.09.2022

For Pardeep Singh and Associates
Chartered Accountants

(CA Pardeep Singh)

M No. 540007

UDIN: 22540007BBGNFA8031

SCO 98, 2nd Floor, Sector 47-C,
Chandigarh-160047
Mobile : 97808-65485
E-mail : capardeepsingh45@gmail.com

ENGINEER'S CERTIFICATE

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

Certificate No. AR/MH/002

To,

M/s Rajdeep & Co. Infrastructure Private Limited having registered office at House No. 2694, Sector 22C, Chandigarh

Subject:- Certificate of the estimated expenditure for Development/ Construction work in "Mashobra Hills" bearing Registration No. HPRERASHI2022001/P for withdrawal from the Separate Bank Account.


Sir,

I/We **ER. MOHIT SACHDEV** have undertaken assignment as Engineer for the professional engineering services for the above cited Project, coming up on Khasra No. 238/134, 240/135, 136, 242/138, 244/139 at Mauza / Mohal Kumi, P.C. Moolkoti, Post Office- Mashobra, Shimla, Himachal Pradesh, being developed by Rajdeep & Co. Infrastructure Private Limited

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 **Mashobra Hills**, is Rs 16,40,77,480 as worked out in the June 2022 Quarterly Progress Report submitted vide Certificate No **AR/MH/002** dated 30 June 2022 (copy enclosed).

Place: Chandigarh
Date: 30 June 2022

Signature & Name of the Engineer
(License No.....)
Certificate No. _____


Structural Engineer
Er. MOHIT SACHDEV
(Enrolled Civil Engineer)
B-100, 22F, Sector 22F
Chandigarh

ANNEXURE-12

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

ARCHITECT 'S CERTIFICATE

Certificate No. AR/MH/002

To,

Rajdeep & Co. Infrastructure Private Limited

Subject:- Certificate for Completion of Construction /Development work in Mashobra Hills (Project Name).

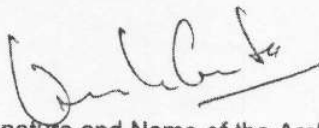
Ref: HP RERA Registration No. HPRERASHI2022001/P

Sir,

1. I, Umesh Kumar Gupta have undertaken assignment as Architect for the professional architectural services for the above cited project, coming up on Khata Khatoni No. 23/31, Khasra No. 238/134, measuring 0-18-84 hectare, Khasra No. 240/135 measuring 0-12-12 hectare, Khasra No. 136 measuring 0-02-99 hectare, Khasra No. 242/138 measuring 0-43-86 hectare, Khasra No. 244/139 measuring 0-00-16 hectare, Kita 5, total measuring 0-77-97 hectare, at Village- Mohal Kunni, P.C. Moolkoti, Post Office- Mashobra, Shimla, Himachal Pradesh, being developed by Rajdeep & Co. Infrastructure Private Limited (Promoter's Name).
2. Based on Site Inspection, with respect to the aforesaid Real Estate Project, I certify that as on the date of this Certificate, and based on Completion Certificate received from Engineer and Site Supervisor and to the best of my /our knowledge, I/ We hereby certify that the Real Estate Project, Mashobra(Project Name) has been completed in all aspects and is fit for occupancy for which it has been erected/re-erected / constructed and enlarged.
3. The Real Estate Project Mashobra (Project Name) is granted Completion Certificate bearing Number _____ dated _____ issued by _____ (Local Planning Authority)
4. The work completed for present quarter stands at 65%.

Place: Chandigarh

Date 30.06.22


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

AR. UMESH GUPTA
CA/2007/413-9

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

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