

**QUARTERLY PROGRESS REPORT (QPR-1)
FOR
PLOTTED REAL ESTATE PROJECTS**

Quarter for which information is provided		Quarter ending (tick mark/Yes)	
		31 st MAR, 2022	
		30 th JUN, 2022	✓
		30 th SEPT, 2022	
		31 st DEC, 2022	
Sr. No.	Description	Details	Remarks
1	Particulars of the Real Estate Project		
	Name of Project / Phase	Samavana-I	
	Name of the Promoter / Co-Promoter /Company/Firm	Delanco Realtors Pvt. Ltd.	
	Location of the Project	Village Jungle Nalka, Sub Tehsil Krishangarh, Tehsil Kasauli, District Solan, H P	
	Type of Project (i) Plotted	Plotted	
	Total Area of Land	93228.46 square meters(123-17-08 Bighas)	
	Registration No and Validity up to	Regn No. Validity Up to	
		RERAHPSOP0 8170004 18/08/2022	
	Date of Start	20/12/2008	
	Date and number of the approved plan by competent Authority.	Order No. Date	
		PP Case No. 19/08/2007(KSL)	
2	Association of allottees		
	Name, of the Association of Allottees	<u>Not applicable as project is under possession stage</u>	
	Address		
	Registration No. & date of registration certificate	<u>N/A</u>	
3	Bank and Financial Details		
	Account No.	000705044824	
	Account Name	DELANCO REALTORS PVT LIMITED-SAMAVANA KASAULI	

	Name of the Bank		ICICI BANK LTD	
	Address of the bank		ICICI Bank Ltd., 9A Phelps Building, Connaught Place, New Delhi – 110001	
	IFSC Code No.		ICICI0000007	
	Total amount in the account till the end of last quarter		4,25,23,875	
	Amount Deposited		5,83,351	
	Expenditure, if any		1,31,00,000	
	Total Amount in the account till the end of quarter under reference (June 30, 2022)		3,00,17,226	
	Bank Loan, if any		NIL	
	Is project / part thereof pledged with any Bank or NBFC as collateral		NO	
4	Details of the Inventory of the Project			
	Product	Total	Booked Plots	Remaining plots
(i)	Plots	54	18	36
(ii)	Apartments	12	8	4
(iii)	Villa	1	1	-
		• Sketch Annexed. Plots Mortgage - NIL		
	open parking if any	Total Units	Booked Units	Remainin g Units
(iv)		N/A	N/A	N/A
		• Please provide a schematic sketch site layout plan on A-4 size of paper showing all Garages/ covered parking(s) with area and number of garages/ covered parking(s) and mentioning if the same is/ are mortgaged		
		• Please fill nil, if no Garages in the project		
5	Status of completion of Infrastructure Development			
	Type	Status	Remark	
		(Completed/ underway/Yet to be done/ not in the project)		
	Boundary wall, gate(s)	Completed		

Roads/paths	Completed	
Drainage	Completed	
Water Supply	Completed	
Electrification	Completed	
Sewerage	Completed	
Solid Waste	Completed	
Solar	Underway	
Parking	Completed	
Rain water collection and harvesting	Completed	
Green Area/Playground	Completed	
Miscellaneous		
List of Channel Partners(HP RERA Registered Agents), if any		
Channel Partner's Name(Agents)	IIP RERA Registration No.	
PVG Realtors	RERAHPKAA11200077	
CBRE South Asia Private Limited	RERAIPSOA07180027	
Propzilla Infratech Pvt Ltd	RERAIPSHA12200086	
Sun Estate and Consultants	RERAIPSOA1210091	
List of Legal cases, if any		
Project	Name of Parties and Case No.	Issue involved (in brief)
	NA	Next date of hearing and its status
	NA	

Summary of Allottees and Sale Report during the quarter							
Sr. No.	Unit No. and parking No. if any	Name of the Allottee	Date of booking	Rate (per 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
					NIL		
Latest Site Update through Media Gallery							
Please attach photographs of the units and facilities							
Photographs attached							
6							

Annexures:- 1)CA Certificate

2) Photographs

Place: KASAU LI

Date: 14.7.2022

Handwritten signature: *[Signature]*

(Authorized Signatory of the Project)

304, RG Square Mall,
I.P. Extension Patparganj,
Delhi-92
Ph:9810122028, 42486944
harsh@hdsassociates.com

H D SACHDEVA & ASSOCIATES
Chartered Accountants

To,
Delanco Realtors Private Limited
1-E, Jhandewalan Extension
Naaz Cinema Complex,
Connaught Place New Delhi-110001

Name of the Project: **Samavana-1 (Plotted)**
HP RERA Registration No.: **RERAHPSOP08170004**

Details of Cost incurred for the period ended June 30, 2022

(Rs. In Lacs)

Sr. No.	Particulars		Amount (Rs.)
1	2		3
1.		Land Cost	
	A	Acquisition Cost of Land (as per Sale Deed) or Development Rights, Lease Premium, LeaseRent, interest cost incurred or payable on Land Cost (including stamp duty, registration charges, legal cost etc).	954
		Sub-Total of Land Cost 1(i)	954
2.		Development Cost / Cost of Construction	
	a.	(i) Actual expenditure/ cost of construction incurred as per the books of Accounts (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.	5,572
		Total (i)+(ii)	5,572
	b.	Payment of taxes, cess, fees, charges, premiums, interest etc. to any statutory authority.	

			Project Clearance Fees (i) Fees paid to HP RERA (ii) Fees paid to T&CP Deptt. (iii) Fees paid to Local Authority (Municipal /Panchayat) (iv) Consultant / Architect / Engineer Fees (v) Any other (I.e. License Fees etc.)	970
		c.	Interest payable to financial institutions,scheduled banks, or money lenders on construction funding or money borrowed forconstruction;	1,814
3.			Sub-Total of Development Cost and Construction Cost 2(a)+2(b)+2(c)	8,356
4.			Total Cost (i.e Land cost + cost of construction and development + interest) (1+3)	9,310
5.			% Completion of Construction Work of Total Budget	94%

Sr. No	Particulars	Amount incurred till Mar 31, 2022 (Rs. In Lacs)	Adjustment During the quarter (Rs. In Lacs)	Total (Rs. In Lacs)
1.	Total Land Cost as per Sr.No. 1	954	-	954

2.	Total Expenditure / Cost incurred as per Sr. No. 3	8,233	123	8,356
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Advance from Customers				
Sr. No.	Particulars	Amount received till Mar 31, 2022 (Rs. In Lacs)*	Amount received/Adjust during the Quarter (Rs. In Lacs)	Total Amount (Rs. In Lacs)
1.	Advance received from Customers	2541	-430	2111

* Net off possession given cases till June 30, 2022

Separate Bank Account of the Project		
Name of the Bank: ICICI Bank Limited		
Branch: 9A, Connaught Place New Delhi - 110 001		
Account Number: 000705044824		
IFSC Code: ICICI0000007		
Sr.No	Particulars	Amount in Rs.
1.	Opening Balance in the Separate Bank Account of the project at the start of the reported quarter.	4,25,23,875
2.	(Add): Deposits in the Separate Bank Account of the project during the reported quarter.	5,93,351
3.	(Less): Withdrawals from the Separate Bank Account of the project during the reported quarter.	1,31,00,000
4.	Closing Balance in the Separate Bank Account of the project at the end of the reported quarter ended June 30, 2022	3,00,17,226

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No	Particulars		Rs. In Lacs
1.	Estimated balance cost to be incurred for completion of the Real Estate Project		633
2.	Balance amount of receivables from booked apartments as per A. of Annexure-I to this Certificate		1,576
3.	i.	(i) Balance unsold inventory as certified by management as per records and books of account	11,605
4.	ii.	(ii) Estimated amount of sales proceeds in respect of unsold inventory.	11,605
5.	Estimated receivables of ongoing Project. Sum of (2 + 4(ii))		13,181
6.	Amount to be deposited in Separate Bank Account – 70% or 100% (If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in Separate Bank Account.) and (If 4 is lesser than 1, then 100% of the balance receivables of ongoing Project will be deposited in the Separate Bank Account.)		9,227 (To be deposited on realization on sale proceeds)

This Certificate is being issued 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 June 30, 2022.

For H D SACHDEVA & ASSOCIATES
Chartered Accountants

(Harsh deep Sachdeva)
M. No. 090181
UDIN:22090181AMTTYW2442
Date: 13.07.2022

Statement for calculation of Receivables from the Sales of the ongoing Samavana Kasauli RealEstate Project:

A. BOOKED/SOLD INVENTORY

1. In case of Plotted Township 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 (Rs.in lacs)	Received amount up to the end of current Quarter (Rs.in lacs)	Balance amount as on the end of current Quarter (Rs.in lacs)
	Plots	18	12911	3114	3,067	2,483	6,31
	Apartments	8	722	1067	682	676	391
	Villa	1	283	564	10	10	554
*Increase no. of rows to submit details of all Booked / Sold plots in the Real Estate Project Note- 1 sqm. =10.76 sft.							

2. 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	Total Received amount up to the end of current Quarter (Rs. In Lacs)	Total Balance Receivable amount as on the end of current Quarter (Rs.in lacs)
1.	Total Balance Receivable Amount of Booked Inventory	3,169	1,576

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 MarketRate (PMR) (Rs. In lacs)	Total estimated amount of sale proceeds of all unsold plots (Rs.in lacs)
	Plots	36	40595	11,174	11,174
	Apartment	4	248	430	430

2. 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	Total Estimated Amount (Rs.in lacs)
-	Total Evaluated Amount of Unsold Inventory	11,605

For H D SACHDEVA & ASSOCIATES
Chartered Accountants

(Harsh deep Sachdeva)
M. No. 090181
UDIN:
Date:





Shot on M7 Power



REDMI NOTE 7S
AI DUAL CAMERA