

**QUARTERLY PROGRESS REPORT (QPR-1)**

**FOR**

**COMPLETED REAL ESTATE PROJECTS**

(Applicable only for those real estate projects, the completion plan of which is approved by the competent authority)

Quarter for which information is provided		<b>Quarter ending (tick mark/Yes)</b>	
		31 <sup>st</sup> MAR, 2022	-
		30 <sup>th</sup> JUN, 2022	YES
		30 <sup>th</sup> SEPT, 2022	-
		31 <sup>st</sup> DEC, 2022	-
<b>Sr. No.</b>	<b>Description</b>	<b>Details</b>	<b>Remarks</b>
1	<b>Particulars of the Real Estate Project</b>		
	Name of Project / Phase	Motia Plaza	
	Name of the Promoter / Co-Promoter /Company/Firm	M/s. Motia Developers Pvt. Ltd	
	Location of the Project	Village- SurajMajra, Lubana, Baddi, Solan, H.P.	
	Type of Project (i) Plotted (ii) Residential (iii) Commercial (iv) Mix Land Use	YES  YES	
	Total Area of Land	29,690 sq. mt.	
	Registration No and Validity up to	Regn No.	Validity Up to
		RERAHPSOP06180033	10.10.2028
	Date of Start	05.09.2010	
	Date of completion with approval number of completion plan by competent Authority.	Order No.	Date
		12072-74	26.3.2019
2	<b>Association of allottees</b>		
	Name, of the Association of Allottees	<u>NIL</u>	
	Address	<u>NIL</u>	
	Registration No. & date of regn certificate	<u>NIL</u>	
3	<b>Bank and Financial Details</b>		
	Account No.	37552948725	
	Account Name	M/s. Motia Developers Pvt.	

For Motia Developers Pvt. Ltd.

		<b>Ltd.</b>		
Name of the Bank	<b>State Bank of India</b>			
Address of the bank	<b>(05397)- SME BRANCH, Baddi, Solan</b>			
IFSC Code No.	<b>SBIN0005357</b>			
Total amount in the account till the end of last quarter	NIL			
Amount Deposited	NIL	Provide details about the source of inflow of cash, and attach extra sheet(s) as Annexure, if required		
Expenditure, if any	NIL	Provide details and attach extra sheet(s) as Annexure, if required		
Total Amount in the account till the end of quarter under reference	NIL			
Bank Loan , if any	NIL	Provide details and attach extra sheet(s) as Annexure , if required		
Is project / part thereof pledged with any Bank or NBFC as collateral	NIL	Provide details and attach extra sheet(s) as Annexure , if required		
<b>4</b>	<b>Details of the Inventory of the Project</b>			
<b>(i) Plots</b>	Total Plots	Booked Plots	Remaining plots	Mortgage plot(s), if any
	<b>120</b>	<b>88</b>	<b>32</b>	<b>NIL</b>
	<ul style="list-style-type: none"> <li>Please provide a schematic sketch site layout plan on A-4 size of paper showing all remaining plots with area of each respective plot and mentioning if the same is/are mortgaged</li> <li>Please fill nil, if no plots in the project</li> </ul>			
<b>(ii) Flats</b>	Total Flats	Booked Flats	Remaining Flats	Mortgage Flats(s), if any
	<b>NIL</b>	<b>NIL</b>	<b>NIL</b>	<b>NIL</b>
	<ul style="list-style-type: none"> <li>Please provide a schematic sketch site layout plan on A-4 size of paper showing all blocks/ towers with number of remaining flat(s) with area and number of each respective flat(s) and mentioning if the same is/ are mortgaged</li> <li>Please fill nil, if no flats in project</li> </ul>			
<b>(iii) Cottages</b>	Total Flats	Booked Flats	Remaining Flats	Mortgage Flats(s), if any
	<b>NIL</b>	<b>NIL</b>	<b>NIL</b>	<b>NIL</b>
	<ul style="list-style-type: none"> <li>Please provide a schematic sketch site layout plan on A-4 size of papershowing all cottage(s)with area and number of Cottage(s) and mentioning if the same is / aremortgaged</li> </ul>			



		<ul style="list-style-type: none"> <li>Please fill nil, if no cottages in the project</li> </ul>			
(iv)	<b>Commercial Units</b> (Shops/ offices/Commercial flat)	Total Units	Booked Units	Remaining Units	Mortgage Units(s), if any
		88	35	53	NIL
		<ul style="list-style-type: none"> <li>Please provide a schematic sketch site layout plan on A-4 size of paper showing all commercial unit(s)with area and number of unit(s) and mentioning if the same is/ are mortgaged</li> <li>Please fill nil, if no commercial unit(s) in the project</li> </ul>			
(v)	<b>Garages/ covered parking</b>	Total Units	Booked Units	Remaining Units	Mortgage Units(s), if any
		NIL			NIL
		<ul style="list-style-type: none"> <li>Please provide a schematic sketch site layout plan on A-4 size of papershowing all Garages/ covered parking(s)with area and number of garages/ covered parking(s) and mentioning if the same is/ are mortgaged.</li> <li>Please fill nil, if no Garages in the project</li> </ul>			
HANDING OVER OF COMMON AREAS AND FACILITIES, IF ANY					
(vi)	list of common areas and services being provided		Date of Handing over to the Association of Allottee		Likely Date of handing over /Remarks, if any
	NIL		NIL		NIL
	NIL		NIL		NIL
(vii)	MAINTENANCE CHARGES				
	Who is facility provider/ managing the services/ facilities, presently			Charges per month / per annum for services being provided, as mentioned at serial no. 6 with breakup of charges for each service and tax/GST component .Attach the details as Annexure -	
	Promoter/ service provider on behalf of the promoter	Whether by Association of Allottee	-		
5	<b>Status of completion of Infrastructure Development</b>				
	Type	Status (Completed/ underway/Yet to be done/ not in the project)			Remark
	Boundary wall, gate(s)	<u>Completed</u>			
	Roads/paths	<u>Completed</u>			
	Drainage	<u>Completed</u>			
	Water Supply	<u>Completed</u>			
	Electrification	<u>Completed</u>			
	Sewerage	<u>Completed</u>			
	Solid Waste	<u>Completed</u>			
	Solar	-			

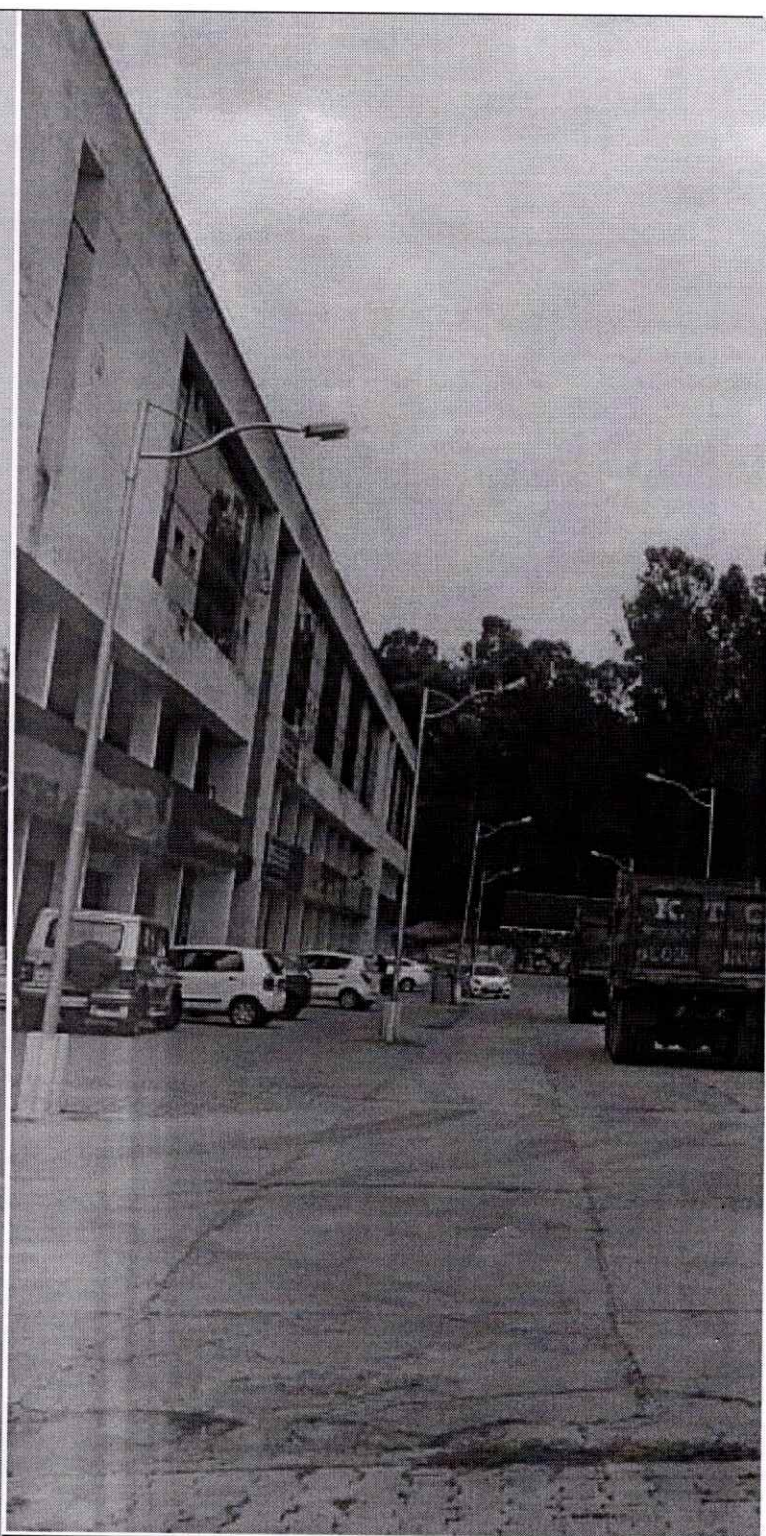
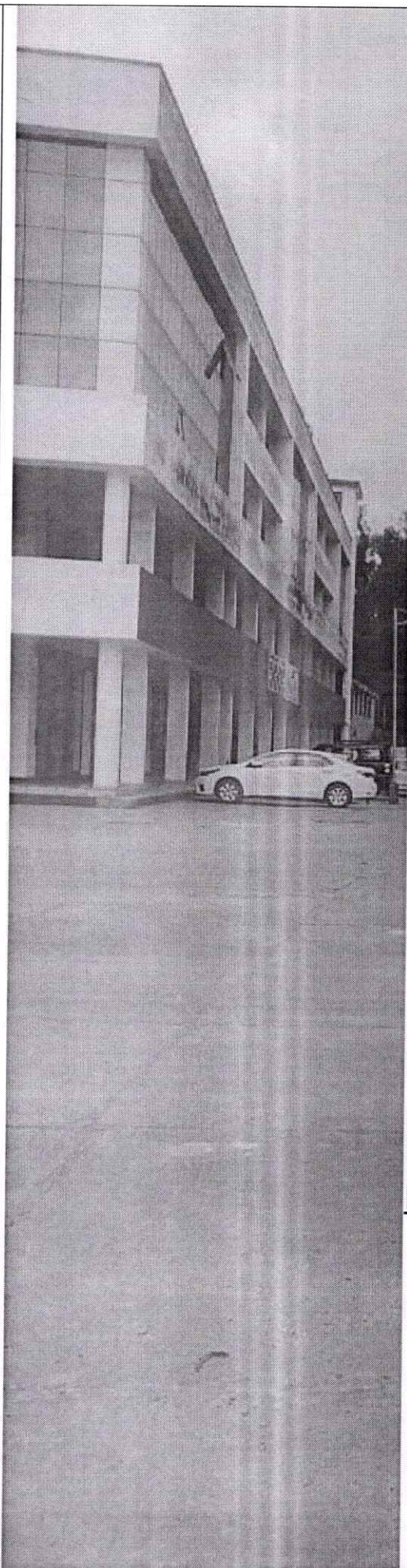
	Parking	<b><u>Completed</u></b>				
	Rain water collection and harvesting	<b><u>Completed</u></b>				
	Green Area/Playground	<b><u>Completed</u></b>				
	<b>Miscellaneous</b>					
	List of Channel Partners( HP RERA Registered Agents)					
	Channel Partner's Name(Agents)	HP RERA Registration No.				
	ii) NIL	NIL				
	ii) NIL	NIL				
	List of Legal cases, IF ANY					
	Project	Name of Parties and Case No.	Issue involved ( in brief)	Next date of hearing and its status		
	NIL	NIL	NIL	NIL		
	NIL	NIL	NIL	NIL		
	<b>Summary of Allottees and Sale Report during the quarter for Block C, SCO 5</b>					
	Sr. No.	Unit No. and parking No. if any	Name of the Allottee	Date of booking	Super Area of the Unit and of parking, if allotted	Amount Collected

<b>Summary of Allottees and Sale Report during the quarter for Commercial Plots</b>					
Sr. No.	Plot No. and parking No. if any	Name of the Allottee	Date of booking	Plot Area in Sq. Mtr. Of the Unit and of parking, if allotted	Amount Collected
1	Plot No. 6 Block A	Rishav Singla	01.06.2022	108	12,00,000/-
2.	Plot No. 2, Block-H	Pritpal Singh	04.06.2022	40	2,00,000/-
3.	Plot No. 3, Block-L	Hi Tech Eng.	12.05.2022	40	2,00,000/-
4.	Plot No. 4, Block-L	Dushyant Kumar S/o Rajbal Singh	12.05.2022	40	2,00,000/-
6	<b>Latest Site Update through Media Gallery</b> Please attach photographs of the units and facilities				

For Motia Developers Pvt. Ltd.

Authorized Signatory

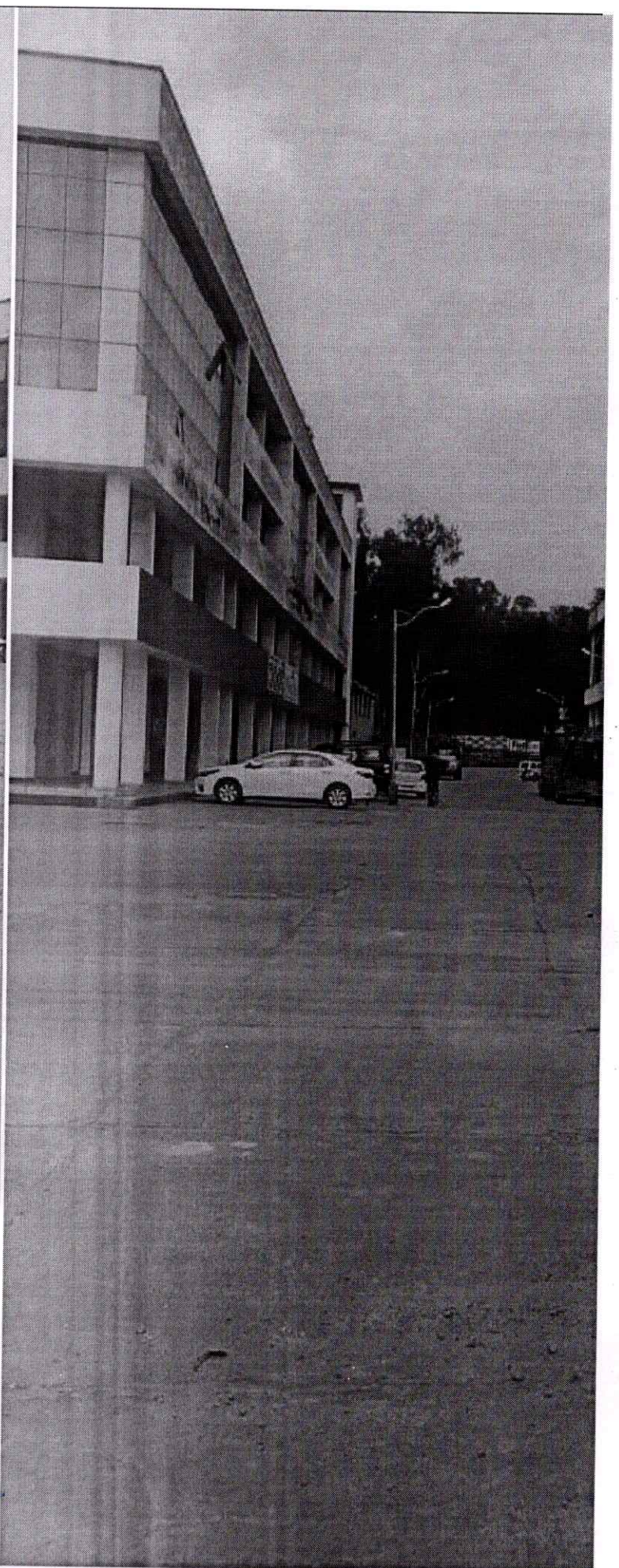




For Motia Developers Pvt. Ltd.

Authorized Signatory





For Motia Developers Pvt. Ltd.

  
Authorized Signatory



Place:

Date:

**For Motia Developers Pvt. Ltd.**



**Authorized Signatory**

Praveen Thakur

(Authorized Signatory of the Project)

Site Address:-

Motia Plaza, Pinjore Nalagargh Highway, Baddi. Solan H.P





$A = 74 \times \frac{126 + 136}{2} = 9694.00$   
 Road  $\frac{92 + 76}{2} \times 750 = \frac{630.00}{10324.00 \text{ sqm}}$   
 Total Plat Area = 9694.07  
 Part/Compensated 10324.00  


---

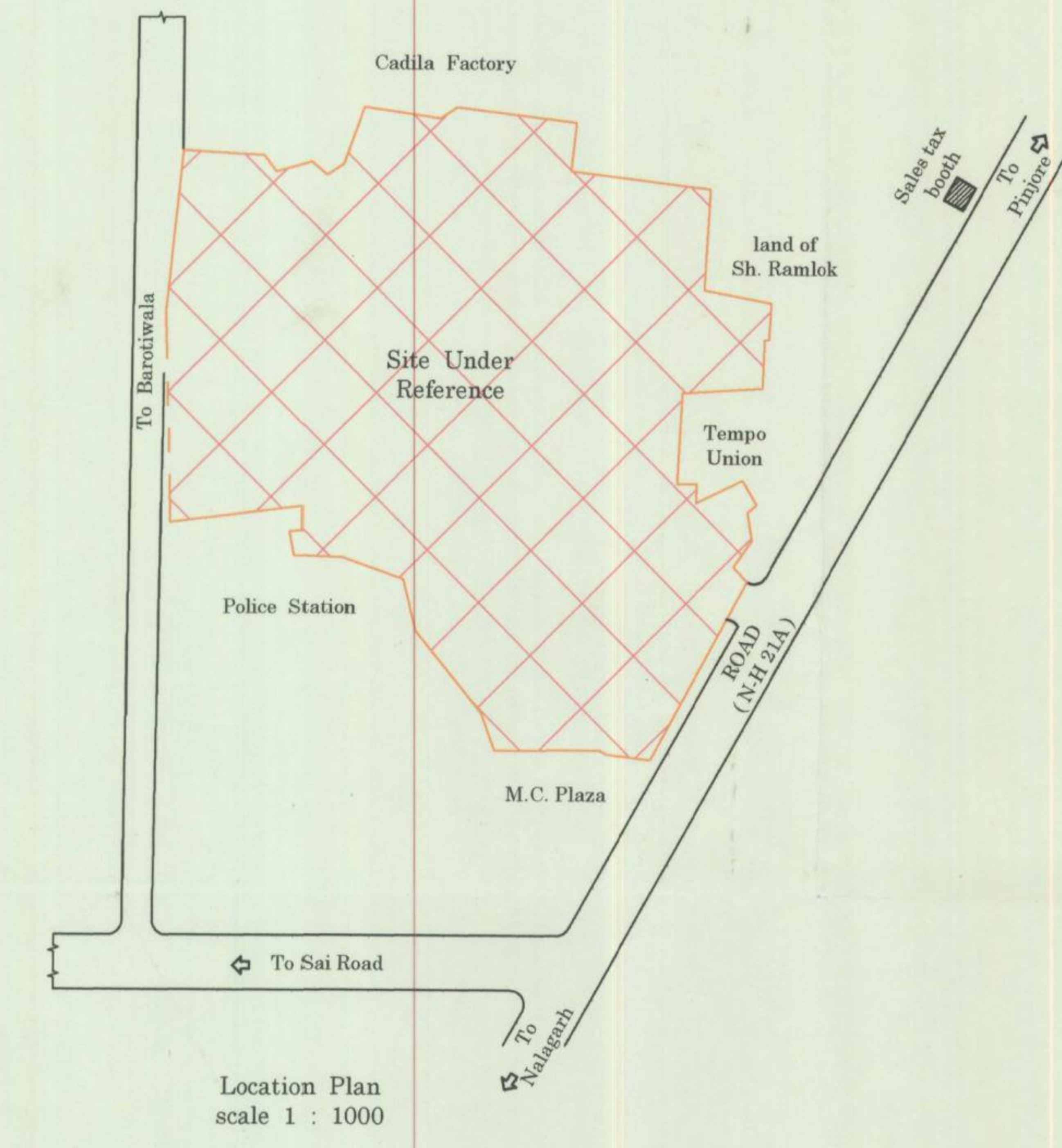
 19368.07



Service Drawings of commercial subdivision plan belongs to Motia Developers Pvt. Ltd. Site situated at Mauza Saraj Mazara Lawana, Teh. Baddi, Distt. Solan. (H.P.)

Kh. No. : 268, 269, 270, 271, 551/272, 552/272, 553/272, 273, 272, 549/277, 550/277, 278, 279, 280, 281, 282, 850/283, 284, 285, 286, 287, 288, 289, 290, 291, 333, 334, 335, 336, 337, 338, 339, 343, 344, 345, 346, 347/1, 347/2, 348, 350, 356 & 357/1.

- Service Drawings :
1. Sewerage line
  2. Storm water line
  3. Garbage collection
  4. Street light
  5. Fire Fighting Hydrant line



Plan scale 1 : 400

Drg. Title ..... Submission Drg. Scale ..... 1 : 400

North

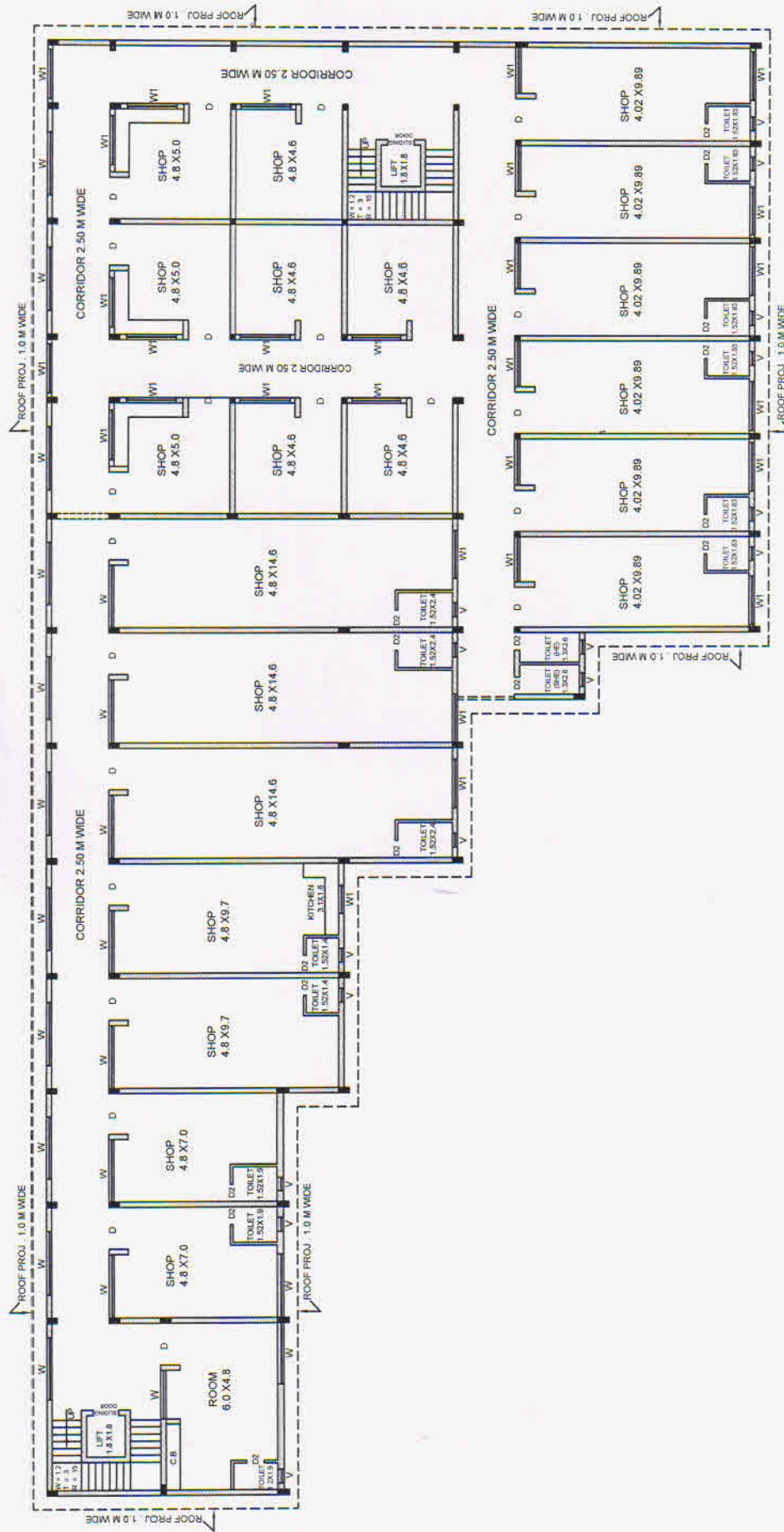
Owners Sign.

ENIGMA ATELIER  
workshop of new inventions  
planners, designers, estimates, interiors  
landscape, & construction consultants  
parish nivas, seipon, Solan.  
Raman Sharma  
(98161 87639)

1646/B  
Revised drawings approved by  
CEO - BMDA - BADDI under letter No.  
BB/HDA-BADDI-TCP-CASE NO-  
1646/B/141-42 dt 14.9.2017  
Approved  
S.1.2018  
Sanction No. 25/2018 Dated 5.1.2018  
Licence No. 25/2018 Dated 5.1.2018  
Total Plot Area 29690.02 sq.mt  
Ground Coverage 11796.63 sq.mt  
Raman Sharma  
(98161 87639)



# SCHEMATIC PLAN OF COMMERCIAL & RESIDENTIAL COMPLEX FOR MOTIA DEVELOPERS PVT. LTD. AT BADDI,(H.P)



GROUND & FIRST FLOOR PLAN



[illegible]

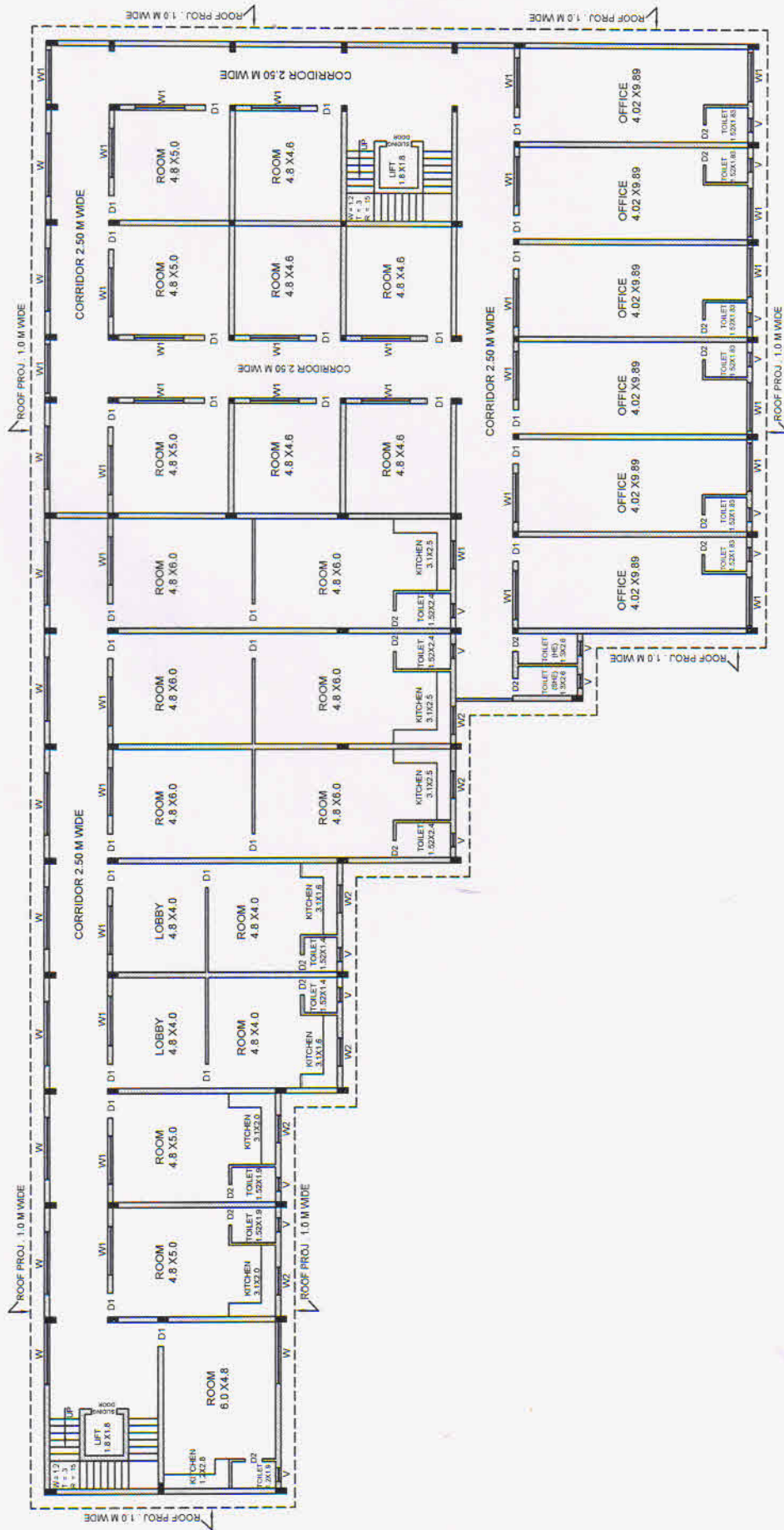
## GROUND & FIRST FLOOR PLAN

[illegible]

## SECOND & THIRD FLOOR PLAN



# SCHEMATIC PLAN OF COMMERCIAL & RESIDENTIAL COMPLEX FOR MOTIA DEVELOPERS PVT. LTD. AT BADDI,(H.P)



SECOND & THIRD FLOOR PLAN



# DESIGNERS CONSULTANCY GROUP

architects, interior designers, landscapers & registered valuers  
1st Floor, S.C.F. 46, Phase VII, S.A.S. Nagar. (M) 9815312222 E-mail : arparmjitsingh@rediffmail.com

## ARCHITECT'S CERTIFICATE

Date: 09-11-2020

To,

**M/s Motia Developers Pvt Ltd**  
**Royal Citi, Chandigarh Ambala Highway,**  
**Village Singhpura, MC Zirakpur, Punjab**

**Subject:** Certificate of Full Completion of Development works of **Project- Motia Plaza** [RERA Registration Number **RERAHPSOP06180033** situated at **Village Mauza Suraj Majra Labana, Tehsil Baddi, District Solan Himachal Pradesh.**

I Paramjit Singh have undertaken assignment as Architect certifying Completion of Construction Work of **Project- Motia Plaza** situated at **Village Mauza Suraj Majra Labana, Tehsil Baddi, District Solan Himachal Pradesh**, being developed by **M/s Motia Developers Pvt Ltd.**

2. Based on Certificate of full completion received from the Town and Country Planning Department, Himachal Pradesh and to the best of my knowledge I, hereby certify that development work of Project **Motia Plaza** has been completed in all aspects for which Completion Certificate bearing number 12072-74 dated 26/03/2019 has been issued by **Town and Country Planning Department, Himachal Pradesh. (attached).**

Yours Faithfully,

  
**Ar. Parmjit Singh**  
**B. Arch. CA 80/5671**

( Signature)

**Name:** Paramjit Singh  
**Address:** 1<sup>st</sup> Floor, SCF 46, Phase VII, SAS Nagar, Mohali  
**Email id:** arparmjitsingh@rediffmail.com  
**License No. or Authority:** CA 80/5671



**TOWN AND COUNTRY PLANNING DEPARTMENT  
HIMACHAL PRADESH  
FORM-55  
(See Rule-64)  
COMPLITION CERTIFICATE**

No. HIM/TP/APT/HIMUDA LIC-27/2006-M/s.Motia Dev.(P) Ltd.,/2019 -

2072-74

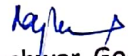
Dated: 26/8/19

To

M/s. Motia Developers Pvt. Ltd.,  
Royal City, Chandigarh-Ambala Highway,  
Zirakpur, Punjab.

**Subject:** Issuance of Completion Certificate.  
**Reference;** Your application No. Nil dated 19.11.2018, diarised on 21.11.2018.

This is in reply to your application under reference for issuance of Completion Certificate. This Completion Certificate is hereby granted in respect of whole colony style name "Motia Plaza" situated at mauza Suraj Majra Labana, Tehsil Baddi, District Solan, Himachal Pradesh, as development works have been completed by you in all respect of whole colony, as per conditions of the Licence granted to you under section 78p of the amended Himachal Pradesh Town and Country Planning Act, 1977 (Act No.12 of 1977), subject to condition that Occupational Certificate will only be granted after installation of remaining Street Lights in the colony and obtaining the certificate of Consent to Operate from H.P. Pollution Control Board.

  
(Rajeshwar Goel)  
Director,

Town and Country Planning Department,  
Himachal Pradesh, Shimla,  
Phone No. 0177-2622494.

**Copy to:**

1. The Chief Executive Officer, BBND, Baddi, Distt. Solan, H.P. w.r.t. his Office letter No. BBND-TCP-Baddi-Case No.1646/BB-4910 Dated 13.02.2019 for information, please.
2. The Member Secretary, H.P. State Pollution Control Board, Phase-III, New Shimla- 171009 for information, please

  
(Rajeshwar Goel)  
Director,

Town and Country Planning Department,  
Himachal Pradesh, Shimla,  
Phone No. 0177-2622494.



