



**SUSHMA  
ELEMENTA**

*21-07-22*  
*MEMBER (Tech)*  
*The engineer certificate does not have any name & other details.*  
*22/7 TSD*  
*ATP*

**DRAFT OF COVERING LETTER BY PROMOTER WITH QPR-I**  
**ON THE LETTER HEAD OF THE PROMOTER**

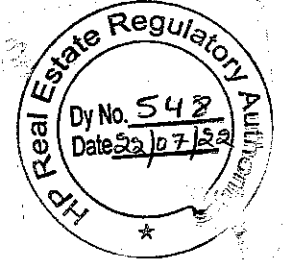
*23/7/22*  
*J.E*

Ref. No.

Date – 11.07.2022

To

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



**Subject: Filing of Quarterly Progress Report of the Real Estate Project 'Elementa' for Quarter ending 30<sup>th</sup> June, 2022.**

Dear Sir,

With reference to the filing of periodical Quarterly Progress Report of our **Real Estate Project 'Elementa'** for the Quarter ended on 30<sup>th</sup> June, 2022, it is humbly submitted that the said report has been prepared and is attached with this letter being sent via the e-mail 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.

Index of the documents is as under:-

Sr. No.	PARTICULARS	PAGE Nos.
1.	Particulars of the Real Estate Project	Annexed
2.	Bank Details of <b>Separate Bank Account</b>	Annexed
3.	Inventory of apartments and construction units	Annexed
4.	Status of physical completion of the flats / apartments and construction units of the Real Estate Project	Annexed

**SUSHMA LEISURE HOMES PVT. LTD.**

Corporate & Registered Office: Unit No. B-107, First Floor, Business Complex at Elante Mall, Phase-1, Industrial Area, Chandigarh 160001. | Tel.: +91-172-4610092 | Email Id : contact@sushmabuildtech.com  
URL : www.elementa.in | CIN. U70102CH2015PTC035756



5.	Status of physical completion of the infrastructure development of the Real Estate Project	Annexed
6.	Financial Progress of the Real Estate Project	Annexed
7.	Details of financial transactions in <b>Separate Bank Account</b>	N/A
8.	Govt. dues and payment of Govt. fees	Annexed
9.	Detail of sanctions and revised sanctions from various authorities	Annexed
10.	Miscellaneous	NIL
11.	Latest site updates through Media Gallery	NIL
12.	Annexure(s)	

I, as 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 Project Professionals in the attached Annexure(s), is correct and nothing has been concealed.

Yours faithfully

  
Signature of the authorized representative

Place: Chandigarh

Mobile No. 9876200054

Date: 11.07.2022

E-mail Id: bharat@sushmabuildtech.com

For and on the behalf of the applicant / company

Affix seal of the applicant / company

**SUSHMA LEISURE HOMES PVT. LTD.**

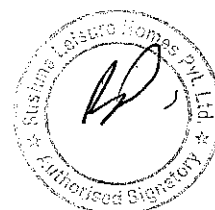
Corporate & Registered Office: Unit No. B-107, First Floor, Business Complex at Elante Mall, Phase-1, Industrial Area, Chandigarh 160001. | Tel.: +91-172-4610092 | Email Id : contact@sushmabuildtech.com

URL : www.elementa.in | CIN. U70102CH2015PTC035756

## ANNUAL PROGRESS REPORT (APR-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	ELEMENTA	
1.2	Phase of the Real Estate Project	Construction commenced for some of the towers at project site.	
1.3	Name of the Promoter	M/s Sushma Leisure Homes 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	17,909 sq. mts.	
1.5	Location of the Real Estate Project	Mouza Shanguli Khurd, Tehsil Kasauli, District Solan, Himachal Pradesh.	
1.6	Type of the Real Estate Project or Phase of the Real Estate Project	Residential Plotted Colony	
		Residential Development Project	Residential Group Housing
		Commercial Development Project	
		Mix Land Use Development Project	
1.7	Registration No. of the Real Estate Project	RERAHPSOP06200076	



1.8	Validity of Registration Certificate	Valid from 30-07-2020	Valid up to 29-07-2035
1.9	Date of Start of the Real Estate Project / Phase of the Real Estate Project	30-07-2020	
1.10	Year for which information is provided	Financial Year 1 <sup>st</sup> April, 2022 to 30 <sup>th</sup> June, 2022.	
1.11	Detailed Annual Statement of Account by Statutory Auditor of the Promoter	N/A	
1.12	Detailed Summary of Allottees and Sale Report up to the end of the financial year	Annexed	

Place: Chandigarh

Date: 11.07.2022



**Bharat Mittal**

**Director-cum-Authorized Signatory**

**Sushma Leisure Homes Pvt. Ltd.**

**B-107, First Floor, Business Complex at Elante Mall,  
Industrial Area, Phase – 1, Chandigarh – 160002 (U.T.)**

**ANNEXURE-1**

ON THE LETTER HEAD OF THE CHARTERED ACCOUNTANT (WHO IS STATUTORY AUDITOR OF THE PROMOTER'S COMPANY/FIRM)

**CHARTERED ACCOUNTANT'S CERTIFICATE**

(ANNUAL REPORT ON STATEMENT OF ACCOUNTS)

Name of the Promoter – M/s Sushma Leisure Homes Private Limited

Name of the Real Estate Project - ELEMENTA

HP RERA Registration No - RERAHPSOP06200076

For the quarter 1<sup>st</sup> April, 2022 – 30<sup>th</sup> June, 2022

Separate Bank Account - HDFC Bank, Plot No. 28, Phase – 1, Industrial Area, Chandigarh – 160002.

Account No. - 50200053101851

IFSC Code – HDFC0000873

(Former Account at the time of registration of the project - State Bank of India, Branch, City – Industrial Area, Phase – 1, Chandigarh – 160002 (U.T.), Account No – 38329939071, IFSC Code - SBIN0001508

**Subject:-- Certificate of Statement of Accounts on project fund utilization and withdrawal by promoter for the period from 01.04.2022 to 30.06.2022**

1. This Certificate is issued in accordance to the provisions as defined under point (D) of clause (I) of sub-section (2) section 4 of the Real Estate (Regulation and Development) Act, 2016.
2. I/We have obtained all necessary information and explanation from the Company, during the course of our audit, which in my / our opinion are necessary for the purpose of this Certificate.
3. I/We hereby confirm that I/we have examined the prescribed registers, books and documents, and relevant records of M/s Sushma Leisure Homes Private Limited (Promoter) for the period ended and hereby certify that in respect of the Real Estate Project



titled "ELEMENTA" (Name of the Real Estate Project) HP RERA Registration No RERAHPSOP06200076 located at Mauza Shanguli Khurd, Tehsil Kasauli, District Solan, Himachal Pradesh, as under:-

Sr. No	Particulars	Amount (Rs.)
A.	Opening Balance as on 01.04.2022 (A)	0.00 Crores
B.	Add:- Receipts during the following Quarters 1. April, 2022 to June, 2022 Sub-Total (B)	6.63 Crores
C.	Less:- Withdrawals during the following Quarters 1. April, 2022 to June, 2022 Sub-Total (C)	6.63 Crores
	<b>Closing Balance (A+B-C)</b>	<b>0.00 Crores</b>

4. We certify that the above Table correctly represents the deposits in and withdrawals from the Separate Bank Account of the Real Estate Project.
5. We certify that procedure and stipulations as prescribed under HP RERA in respect of deposits and withdrawal from the Separate Bank Account have been fully complied /partially complied / not complied as under:-

Details of Non-Compliance, if any
NIL



6. The cost incurred during the reporting period is correctly tabulated as under:-

Sr. No.	Particulars	Amount (Rs.)
A.	Estimated cost of the Real Estate Project	60 Crores
B.	Cost incurred prior to present Certificate	13.69 Crores
C.	Cost incurred during reporting period	6.63 Crores
D.	Total expenditure Incurred	20.32 Crores

7. This is to further certify that the percentage (financial ) completion of the project is as under:-

8.

% (Financial) of Completion at the start of the reporting period	% (Financial) Completed during the reporting period	% (Financial) Completion as at the end of the period.
19.50%	11.05%	30.55%

Place: CHANDIGARH

Date: 11.07.2022

(Signature and Stamp / Seal of the Signatory CA)

Name:.....

Full Address:.....

Membership No. ....

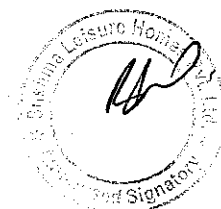
Mobile No. ....

Email:-.....



## ANNEXURE -2

9.3	Summary of Allottees and Sale Report during the financial year								
	Sr. No.	Unit No. and parking no. if any	Name of the Allottee	Date of booking	Rate of main unit and of parking if allotted (per sft.)	Carpet Area of the Unit and of parking, if allotted	Sale value of Unit including parking, balcony & terrace, if allotted	Amount collected (in %)	Total amount collected (in Rs.)
	*								
	*	T2-509	28.59	3013900	1457500	1556400			
	*	T2-501	28.59	2799400	1698719	1100681			
	*	T7-502	43.65	4571400	1756000	2815400			
	*	T2-401	28.59	3128900	1880000	1248900			
	*	T2-701	28.59	3123900	1905000	1218900			
	*	T7-707	43.65	4601400	4275276	326124			
		T7-303	43.65	3726400	3421248	305152			
		T7-702	65.5	6730050	1047618	5682432			
		T2-304	28.59	1518900	1418900	100000			
		T2-608	28.59	3338900	3119166	219734			
		T7-604	65.5	4040050	3750000	290050			
		T7-605	65.5	4040050	3750000	290050			
		T7-504	43.65	2681400	2500000	181400			
		T7-505	43.65	2681400	2462626	218774			
		T2-605	28.59	3464900	2129600	1335300			
		T2-408	28.59	2901177	1750000	1151177			
		T7-404	43.65	4684400	1808260	2876140			
		T2-307	28.59	3288900	2888900	400000			
		T2-405	28.59	3283900	2030318	1253582			
		T7-302	43.65	3186400	880000	2306400			
		T7-403	43.65	4506400	1760000	2746400			
		T7-703	65.5	6995900	6148869	847031			
		T7-701	43.65	4996400	1796000	3200400			
		T7-301	43.65	4421400	1725998	2695402			
		T2-708	28.59	3398900	2110000	1288900			
		T7-601	43.65	3858600	752476	3106124			
		T7-307	43.65	4489987	1753436	2736551			





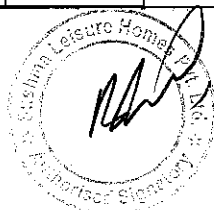
T2-402	28.59	3348900	2024000	1324900
T7-304	43.65	4396400	1716198	2680202
T2-308	28.59	1938900	544504	1394396
T2-406	28.59	3479900	2102596	1377304
T2-407	28.59	3479900	2102596	1377304
T7-503	43.65	4477400	1418400	3059000
T7-207	43.65	4331000	1689840	2641160
T7-306	43.65	3076400	282000	2794400
T2-301	28.59	3013900	1798994	1214906
T7-305	43.65	3585400	778400	2807000
T2-606	28.59	2788900	1464000	1324900
T7-203	43.65	4184400	1631200	2553200
T2-709	28.59	3525000	2103660	1421340
T7-406	43.65	4696400	4490000	206400
T7-401	43.65	4396400	1330000	3066400
T7-603	65.5	8030050	3036000	4994050
T7-507	43.65	4526399	1695485	2830914
T7-405	43.65	3877400	1468400	2409000
T7-607	43.65	4521950	1484224	3037726
T7-706	43.65	4506400	1640000	2866400
T7-408	43.65	4356400	1680000	2676400
T7-309	43.65	4356400	1660000	2696400
T7-704	65.5	6285050	1707378	4577672
T2-503	28.59	3598900	2190592	1408308
T5-602	43.65	4607150	2284837	2322313
T7-308	43.65	3376400	495050	2881350
T5-701	43.65	5006400	3050000	1956400
T2-707	28.59	2281535	985415	1296120
T7-409	43.65	4506400	1680000	2826400
T5-302	43.65	4506400	2698414	1807986
T2-306	28.59	1654865	343985	1310880
T2-706	28.59	3598900	2150000	1448900
T2-607	28.59	3198900	1970000	1228900
T2-505	28.59	2872300	1644040	1228260
T2-508	28.59	2947300	1719040	1228260
T2-101	28.59	3669950	3651049	18901
T5-401	43.65	3210400	690000	2520400
T7-208	43.65	3222540	199998	3022542
T6-603	43.65	3573400	914426	2658974
T5-502	43.65	5204400	1236916	3967484
T5-601	43.65	4456400	2846000	1610400



T7-202	43.65	4056400	675000	3381400
T6-701	65.5	4441550	1396619	3044931
T2-702	28.59	4009600	2847490	1162110
T6-302	43.65	3611400	2065000	1546400
T2-504	28.59	3614050	1516606	2097444
T6-202	43.65	4015450	1552338	2463112
T2-507	28.59	2898900	1067030	1831870
T2-506	28.59	2898900	1067030	1831870
T6-702	43.65	4931400	3432500	1498900
T2-309	28.59	4163900	2843000	1320900
T2-704	28.59	3900000	2716774	1183226
T6-301	65.5	7820950	5435580	2385370
T6-703	43.65	5118000	3561956	1556044
T2-103	28.59	3898900	3025000	873900
T2-008	28.59	3877050	1700706	2176344
T2-009	28.59	3952050	1753206	2198844
T3-705	28.59	4488900	2670644	1818256
T6-203	43.65	2570900	1036136	1534764
T7-508	43.65	5771400	1707501	4063899
T2-603	28.59	3073900	937502	2136398
T6-601	65.5	4491650	1010100	3481550
T7-001	43.65	3851000	1097298	2753702
T2-104	28.59	3613751	1804010	1809741
T6-401	65.5	5841550	1666664	4174886
T6-104	43.65	5506400	3760000	1746400
T2-001	28.59	3713900	2471000	1242900
T5-404	65.5	7975000	3543416	4431584
T7-006	43.65	4755400	904762	3850638
T5-304	65.5	5691550	1926474	3765076
T4-501	43.65	5993900	2983750	3010150
T4-401	43.65	4400000	1873600	2526400
T6-304	43.65	5536400	3745998	1790402
T7-201	43.65	3762880	200000	3562880
T5-301	43.65	2470700	804454	1666246
T2-105	28.59	3928900	648250	3280650
T2-102	28.59	2598900	920892	1678008
T7-606	43.65	6396400	627572	5768828
T2-703	28.59	4298900	596000	3702900
T5-504	65.5	4467050	590888	3876162
T5-403	65.5	7333050	5155201	2177849
T6-101	65.5	4925850	380952	4544898



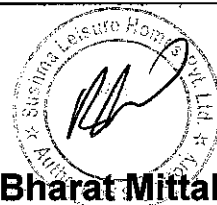
T4-305	43.65	4521400	944900	3576500
T5-303	65.5	4571950	2230950	2341000
T7-007	43.65	4247900	510750	3737150
T3-505	28.59	4173900	1962500	2211400
T3-506	28.59	4173900	2160520	2013380
T4-001	43.65	2887250	594060	2293190
T4-002	43.65	2737250	594060	2143190
T3-403	28.59	1918900	198020	1720880
T8-703	65.5	3441550	3400000	41550
T7-003	43.65	5626400	2800000	2826400
T5-003	43.65	5061900	3263848	1798052
T3-303	28.59	1329900	1230998	98902
T2-604	28.59	4468900	3115000	1353900
T3-603	28.59	1998900	975002	1023898
T2-705	28.59	4459400	3108350	1351050
T8-602	43.65	4520400	297030	4223370
T4-602	43.65	7796400	4248497	3547903
T3-503	28.59	4183900	2042500	2141400
T8-106	43.65	3421400	679000	2742400
		1044005		
T8-303	65.5	0	4120000	6320050
T3-404	28.59	2193900	500000	1693900
T2-109	28.59	3354900	2035200	1319700
T2-002	28.59	3848900	2531002	1317898
T3-305	28.59	3344900	1239048	2105852
T7-206	43.65	6596400	651431	5944969
T3-102	28.59	4459400	436051	4023349
T2-108	28.59	4229900	895406	3334494
T8-501	43.65	7366400	1467998	5898402
T7-407	43.65	6377300	590590	5786710
T5-704	65.5	9391550	2550000	6841550
T2-004	28.59	4498900	99010	4399890
T2-003	28.59	4498900	222501	4276399
T2-005	28.59	4498900	99010	4399890
T3-402	28.59	4888900	285714	4603186
T4-302	43.65	3831400	99010	3732390
T4-303	43.65	4496400	429972	4066428
T2-006	28.59	4498900	99010	4399890
		1163005		1158243
T8-504	65.5	0	47620	0
T2-007	28.59	4498900	222501	4276399
T7-509	43.65	4506400	200000	4306400



	* Add more rows to enter details of all bookings in the Quarter Note- 1 sqm. =10.76 sft.	

Place: CHANDIGARH

Date: 11.07.2022



**Bharat Mittal**  
**Director-cum-Authorized Signatory**  
**Sushma Leisure Homes Pvt. Ltd.**  
**B-107, First Floor, Business Complex at Elante Mall,**  
**Industrial Area, Phase – 1, Chandigarh – 160002 (U.T.)**

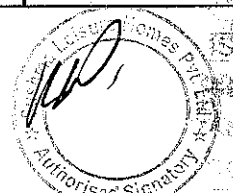
## QUARTERLY PROGRESS REPORT (QPR-1)

(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	ELEMENTA	
1.2	Phase of the Real Estate Project	Initial phase for commencement of development/construction activities at project site.	
1.3	Name of the Promoter	M/S SUSHMA LEISURE HOMES 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	17,909 sq. mts.	
1.5	Location of the Real Estate Project	Mouza Shanguli Khurd, Tehsil Kasauli, District Solan, Himachal Pradesh.	
1.6	Type of the Real Estate Project or Phase of the Real Estate Project	Residential Plotted Colony	
		Residential Development Project	Residential Group Housing Development
		Commercial Development Project	
		Mix Land Use Development Project	
1.7	Registration No. of the Real Estate Project	RERAHPSOP06200076	
1.8	Validity of Registration Certificate	Valid from	Valid up to
		30.07.2020	29.07.2035
1.9	Date of Start of the Real Estate Project / Phase	30.07.2020	



1.10	<b>SPECIFICATIONS</b> (As finalized by Promoter for the Real Estate Project)	
-	<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, recreational 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 <b>Annexure 1G</b>
1.11	<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 "Form L" 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	The undertaking to be provided duly signed by the promoter on

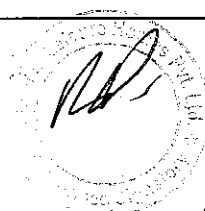


accordance with the format provided in HP Real Estate (Regulation and Development) Rules, 2017 and carpet area of the unit for sale is in accordance with the definition of Carpet Area as specified in the Real Estate (Regulation and Development) Act, 2016 and HP Real Estate (Regulation and Development) 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.

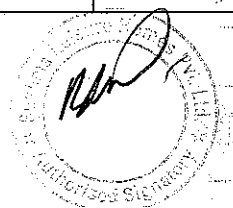
The format of the undertaking, Annexure 3 is provided in the detailed SOP provided along with this form.

the letter head of the firm and should be named **(Annexure 3)**

1.12	Quarter for which information is provided	<b>Quarter ending (tick mark)</b>	
		31 <sup>st</sup> MAR, 2022	
		30 <sup>th</sup> JUN, 2022	√
		30 <sup>th</sup> SEPT, 2022	
		31 <sup>st</sup> DEC, 2022	
2.	<b>BANK DETAILS</b> (Account separately opened for 70% / 100% of amount realized from Allottees)		
2.1	Account No.	50200053101851	
2.2	Account Name	<b>SUSHMA L.H.P LTD ELEMENTA MASTER COL A/C</b>	
2.3	Bank Name	<b>HDFC BANK</b>	



2.4	Branch Name		Industrial Area, Phase – 1,											
2.5	IFSC Code		HDFC0000873											
2.6	Branch Address		28, Industrial Area – 1, Chandigarh											
3	<b>DETAILS OF THE INVENTORY OF THE PROJECT</b>													
3.1	<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)		
			Resi	Com.	Pub.	Resi	Com.	Pub.	Resi	Com.	Pub.	Resi	Com.	Pub.
	01.04.2022	30.06.2022	NOT APPLICABLE											
*Provide an indicative schematic sketch on A-4 size of paper- <b>SCHEME SKETCH-1</b>														
3.2	<b>Details of Individual Plots</b>													
	From Date	To Date	Detail of Total Plots Booked / Sold till the end of this Quarter						Possession Status	Mortgage If any, plot wise				
			Residential		Commercial		Public/Semi Pub							
			Plot No	Area (Sqm)	Plot No	Area (Sqm)	Plot No	Area (Sqm)						
	01.01.22	31.03.2022	NOT APPLICABLE											
*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 <b>SCHEME SKETCH-2</b>														
3.3	<b>Total Flats/ Apartments Booking Details</b>													
	From Date	To Date	Total Flats/ Apartments (Nos)		Total Flats/ Apartments Booked/Sold previously till the end of previous Quarter (Nos)		Total Flats/ Apartments Booked/Sold in this Quarter (Nos)		Total remaining Flats/ Apartments (Nos)					
	01.04.2022	30.06.2022	382		111		38		233					
* Provide an indicative schematic sketch on A-4 size of paper <b>SCHEME SKETCH-3</b>														
3.4	<b>Details of Individual Flats/ Apartments</b>													
	From	To	Detail of Total Flats/ Apartments Booked / Sold till the end of this Quarter						Poss	Mortgage				





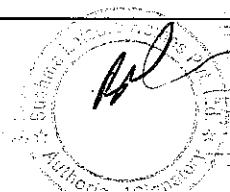
		Date	Block /Tower / No. as per sanctioned plan	Flat / Apartmen Name / No.	Carpet Area (Sqm)	Area of exclusive balcony, if any (Sqm)	Area of exclusive terrace, if any (Sqm)	ession Status	If any, Flat/ Apartm ent wise	
	01.04. 2022	30.06. 2022	<b>Detailed Sheet as pasted hereunder at Point No. 10.3.</b> <b>Total units sold in this quarter – 38 Units</b>							
			*Increase / decrease no. of rows according to the number of Flats in the block / building. Note- 1 sqm. =10.76 sft.							
			*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>							
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)	Pos sess ion Status	Mort gage If any, Villa/ Cotta ge wise
	01.04. 2022	30.06. 2022	NOT APPLICABLE							
*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)				
	01.04.2022	30.06.2022	N/A							
*Provide an indicative schematic sketch on A-4 size of paper <b>SCHEME SKETCH-6</b>										
3.7	<b>Details of Individual Garages/ Parkings – N/A</b>									



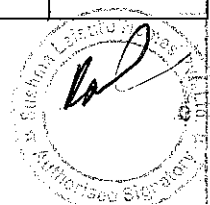
From Date	To Date	Detail of total Garages / Parkings sold / booked till the end of this Quarter					Possession Status	Mortgage If any, Garage/ Covered Parking wise
		Block/ Tower Name / No. as per sanctioned plan	Garage /Covered Parking No.	Type of Garage/ Covered Parking	Carpet Area (Sqm)	Additio al detail if any		
		(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)						
		* 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 – N/A</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	30.06. 2022		NIL				
*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) – Convenient Shops – Nil Sold as on date.</b>							
	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	Commer cial Unit / Shop No.	Type Shop/ Office/ Other	Carpet Area (Sqm)	Addition al detail, if any	
	01.04.22	30.06.22	(e.g	10 Nos.				



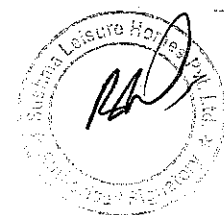
	Villa / Cottage wise details	% of completion	Likely completion date	Remarks
	Villa / Cottage -1			
	Villa / Cottage -2			
	Villa / Cottage -3			
*Add more rows to mark the details of all Villas / Cottages				
** To be marked on layout plan schematic Sketch on A-4 size of Paper <b>SCHEME SKETCH-12</b>				
4.4	Details of status of Completion of Work in Case of Garages/ Covered Parking (Nomenclature as Sanctioned Plan) – <b>NIL AS ON DATE</b>			
	Garage/ Covered Parking wise details	% of completion	Likely completion date	Remarks
	Garage/Covered parking-1			
	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>NIL AS ON DATE</b>			
	Tower / Block / Shop wise details	% of completion	Likely completion date	Remarks
	Commercial Unit / shop - 1			
	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>			
	Components	% of completion	Likely completion date	Remarks
5.1	<b>A-Services</b>			
i.	Roads and Pavements	45%	29.07.2035	Work In Progress
ii.	Parking	0%	29.07.2035	Not Started
iii.	Water Supply	0%	29.07.2035	Not Started
iv.	Sewerage	0%	29.07.2035	Not Started
v.	Electrification	0%	29.07.2035	Not Started
vi.	Storm Water Drainage	0%	29.07.2035	Not Started
vii.	Parks and Play Grounds	0%	29.07.2035	Not Started
viii.	Street Light	0%	29.07.2035	Not Started
ix.	Renewable Energy System	0%	29.07.2035	Not Started


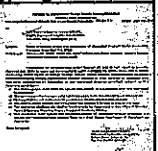
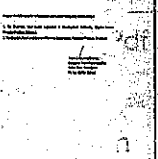


x.	Security and Fire Fighting Services	0%	29.07.2035	Not Started
xi.	Sewerage Treatment Plant (STP)	0%	29.07.2035	Not Started
xii.	Underground Tank	0%	29.07.2035	Not Started
xiii.	Rain Water Harvesting	0%	29.07.2035	Not Started
xiv.	Electrical Sub-Station	0%	29.07.2035	Not Started
<b>5.2</b>	<b>*B1–Community building to be transferred to Resident Welfare Association (RWA)</b>			
i.	Community Centre	NIL	29.07.2035	NIL
ii.	Others	NIL	29.07.2035	NIL
<b>5.3</b>	<b>*B2–Community building to be sold to third party or to be retained by Promoter</b>			
i.	Schools	N/A	N/A	N/A
ii.	Club House	NIL	29.07.2035	NIL
iii.	Hospital and Dispensary	N/A	N/A	N/A
iv.	Shopping Areas	NIL	29.07.2035	NIL
v.	Others	NIL	29.07.2035	NIL
	<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>			
<b>6.</b>	<b>FINANCIAL PROGRESS(COST AND EXPENDITURE ON THE PROJECT)</b>			
<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount (in Rs.)</b>		
6.1	Total estimated cost of the Project Copy should be attached ( <b>Annexure 5</b> )	60 Crores (Approx.)		
6.2	<b>Components of expenditure</b>	<b>Estimated expenditure incurred up to the start of Quarter</b>	<b>Estimated expenditure incurred up to the end of Quarter</b>	<b>Estimated balance Cost</b>
i	Cost of the land (if not included in the estimated cost)	1.60 Crores	Nil	Nil



ii	Estimated Cost of construction of apartments / commercial area / Mixed use development	13.69 Crores	6.63 Crores	38.08 Crores		
iii	Estimated Cost of infrastructure and other structures/community facilities	Nil Cr.	Nil	Nil		
iv	Other costs including External Development Charges (EDC), Internal Development Charges (IDC), Taxes, Levies, Cess etc.	Nil	NIL	Nil		
-	TOTAL	15.29 Crores (Approx.)	6.63 Crores	38.08 Crores		
6.3	(i) Total estimated expenditure incurred till the end of Quarter under reference	6.63 Crores				
	(ii) Expenditure of total estimated cost in %	32% Approx.				
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.	DETAILS OF FINANCIAL TRANSACTIONS IN SEPARATE BANK ACCOUNT					
	Amount in Lakhs (Rs.) Status in Separate Bank Account of this Quarter					
	From Date	To Date	Balance amount before this Quarter (Rs.)	Amount deposited in this Quarter (Rs.)	Amount withdrawal in this Quarter (Rs.)	Total remaining amount (Rs.)
	01 <sup>st</sup> Apr 2022	30 <sup>th</sup> Jun 2022	0.00 Cr	6.63 Cr	6.63 Cr	0.00 Cr
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.	471456/-				
8.2	Infrastructure charges/ fees paid to any other authority e.g. NH/PWD/HPSEB/PCB/ULB for NOC	150000/-				
8.3	Compounding Charges/ Regularization charges					
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)
9.1	Sanctioned Plan Letter	262-64	20.06.2020	2		
						
9.2	Sanctioned Plans of Project				26	Already uploaded on web portal, due to technical issues and legible

						issues, the same cannot be affixed here, kindly consider the same.
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**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	<b>List of Channel Partners (HP RERA Registered Agents)</b>	
	<b>Channel Partner's Name</b>	
	<b>HP RERA Registration No.</b>	
	i.	*N/A as on date
*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) – N/A as on date</b>			
	<b>Project</b>	<b>Name of Parties and Case No.</b>	<b>Issue involved ( in brief)</b>	<b>Next date of hearing and its status</b>
	i.	*		
	ii	*		
	iii	*		
	* Add more rows to enter details of all legal cases before all Forums			

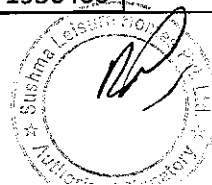
## 10.3 Summary of Allottees and Sale Report during the Quarter - NIL

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. )
*								
	T2-509	28.59	3013900	1457500	1556400			
	T2-501	28.59	2799400	1698719	1100681			
	T7-502	43.65	4571400	1756000	2815400			
	T2-401	28.59	3128900	1880000	1248900			
	T2-701	28.59	3123900	1905000	1218900			
	T7-707	43.65	4601400	4275276	326124			
	T7-303	43.65	3726400	3421248	305152			
	T7-702	65.5	6730050	1047618	5682432			

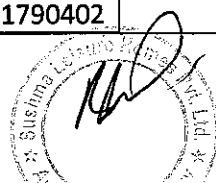




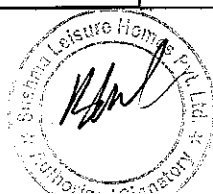
T2-304	28.59	1518900	1418900	100000
T2-608	28.59	3338900	3119166	219734
T7-604	65.5	4040050	3750000	290050
T7-605	65.5	4040050	3750000	290050
T7-504	43.65	2681400	2500000	181400
T7-505	43.65	2681400	2462626	218774
T2-605	28.59	3464900	2129600	1335300
T2-408	28.59	2901177	1750000	1151177
T7-404	43.65	4684400	1808260	2876140
T2-307	28.59	3288900	2888900	400000
T2-405	28.59	3283900	2030318	1253582
T7-302	43.65	3186400	880000	2306400
T7-403	43.65	4506400	1760000	2746400
T7-703	65.5	6995900	6148869	847031
T7-701	43.65	4996400	1796000	3200400
T7-301	43.65	4421400	1725998	2695402
T2-708	28.59	3398900	2110000	1288900
T7-601	43.65	3858600	752476	3106124
T7-307	43.65	4489987	1753436	2736551
T2-402	28.59	3348900	2024000	1324900
T7-304	43.65	4396400	1716198	2680202
T2-308	28.59	1938900	544504	1394396
T2-406	28.59	3479900	2102596	1377304
T2-407	28.59	3479900	2102596	1377304
T7-503	43.65	4477400	1418400	3059000
T7-207	43.65	4331000	1689840	2641160
T7-306	43.65	3076400	282000	2794400
T2-301	28.59	3013900	1798994	1214906
T7-305	43.65	3585400	778400	2807000
T2-606	28.59	2788900	1464000	1324900
T7-203	43.65	4184400	1631200	2553200
T2-709	28.59	3525000	2103660	1421340
T7-406	43.65	4696400	4490000	206400
T7-401	43.65	4396400	1330000	3066400
T7-603	65.5	8030050	3036000	4994050
T7-507	43.65	4526399	1695485	2830914
T7-405	43.65	3877400	1468400	2409000
T7-607	43.65	4521950	1484224	3037726
T7-706	43.65	4506400	1640000	2866400
T7-408	43.65	4356400	1680000	2676400
T7-309	43.65	4356400	1660000	2696400
T7-704	65.5	6285050	1707378	4577672
T2-503	28.59	3598900	2190592	1408308
T5-602	43.65	4607150	2284837	2322313
T7-308	43.65	3376400	495050	2881350
T5-701	43.65	5006400	3050000	1956400



T2-707	28.59	2281535	985415	1296120
T7-409	43.65	4506400	1680000	2826400
T5-302	43.65	4506400	2698414	1807986
T2-306	28.59	1654865	343985	1310880
T2-706	28.59	3598900	2150000	1448900
T2-607	28.59	3198900	1970000	1228900
T2-505	28.59	2872300	1644040	1228260
T2-508	28.59	2947300	1719040	1228260
T2-101	28.59	3669950	3651049	18901
T5-401	43.65	3210400	690000	2520400
T7-208	43.65	3222540	199998	3022542
T6-603	43.65	3573400	914426	2658974
T5-502	43.65	5204400	1236916	3967484
T5-601	43.65	4456400	2846000	1610400
T7-202	43.65	4056400	675000	3381400
T6-701	65.5	4441550	1396619	3044931
T2-702	28.59	4009600	2847490	1162110
T6-302	43.65	3611400	2065000	1546400
T2-504	28.59	3614050	1516606	2097444
T6-202	43.65	4015450	1552338	2463112
T2-507	28.59	2898900	1067030	1831870
T2-506	28.59	2898900	1067030	1831870
T6-702	43.65	4931400	3432500	1498900
T2-309	28.59	4163900	2843000	1320900
T2-704	28.59	3900000	2716774	1183226
T6-301	65.5	7820950	5435580	2385370
T6-703	43.65	5118000	3561956	1556044
T2-103	28.59	3898900	3025000	873900
T2-008	28.59	3877050	1700706	2176344
T2-009	28.59	3952050	1753206	2198844
T3-705	28.59	4488900	2670644	1818256
T6-203	43.65	2570900	1036136	1534764
T7-508	43.65	5771400	1707501	4063899
T2-603	28.59	3073900	937502	2136398
T6-601	65.5	4491650	1010100	3481550
T7-001	43.65	3851000	1097298	2753702
T2-104	28.59	3613751	1804010	1809741
T6-401	65.5	5841550	1666664	4174886
T6-104	43.65	5506400	3760000	1746400
T2-001	28.59	3713900	2471000	1242900
T5-404	65.5	7975000	3543416	4431584
T7-006	43.65	4755400	904762	3850638
T5-304	65.5	5691550	1926474	3765076
T4-501	43.65	5993900	2983750	3010150
T4-401	43.65	4400000	1873600	2526400
T6-304	43.65	5536400	3745998	1790402



T7-201	43.65	3762880	200000	3562880
T5-301	43.65	2470700	804454	1666246
T2-105	28.59	3928900	648250	3280650
T2-102	28.59	2598900	920892	1678008
T7-606	43.65	6396400	627572	5768828
T2-703	28.59	4298900	596000	3702900
T5-504	65.5	4467050	590888	3876162
T5-403	65.5	7333050	5155201	2177849
T6-101	65.5	4925850	380952	4544898
T4-305	43.65	4521400	944900	3576500
T5-303	65.5	4571950	2230950	2341000
T7-007	43.65	4247900	510750	3737150
T3-505	28.59	4173900	1962500	2211400
T3-506	28.59	4173900	2160520	2013380
T4-001	43.65	2887250	594060	2293190
T4-002	43.65	2737250	594060	2143190
T3-403	28.59	1918900	198020	1720880
T8-703	65.5	3441550	3400000	41550
T7-003	43.65	5626400	2800000	2826400
T5-003	43.65	5061900	3263848	1798052
T3-303	28.59	1329900	1230998	98902
T2-604	28.59	4468900	3115000	1353900
T3-603	28.59	1998900	975002	1023898
T2-705	28.59	4459400	3108350	1351050
T8-602	43.65	4520400	297030	4223370
T4-602	43.65	7796400	4248497	3547903
T3-503	28.59	4183900	2042500	2141400
T8-106	43.65	3421400	679000	2742400
T8-303	65.5	1044005 0	4120000	6320050
T3-404	28.59	2193900	500000	1693900
T2-109	28.59	3354900	2035200	1319700
T2-002	28.59	3848900	2531002	1317898
T3-305	28.59	3344900	1239048	2105852
T7-206	43.65	6596400	651431	5944969
T3-102	28.59	4459400	436051	4023349
T2-108	28.59	4229900	895406	3334494
T8-501	43.65	7366400	1467998	5898402
T7-407	43.65	6377300	590590	5786710
T5-704	65.5	9391550	2550000	6841550
T2-004	28.59	4498900	99010	4399890
T2-003	28.59	4498900	222501	4276399
T2-005	28.59	4498900	99010	4399890
T3-402	28.59	4888900	285714	4603186
T4-302	43.65	3831400	99010	3732390
T4-303	43.65	4496400	429972	4066428



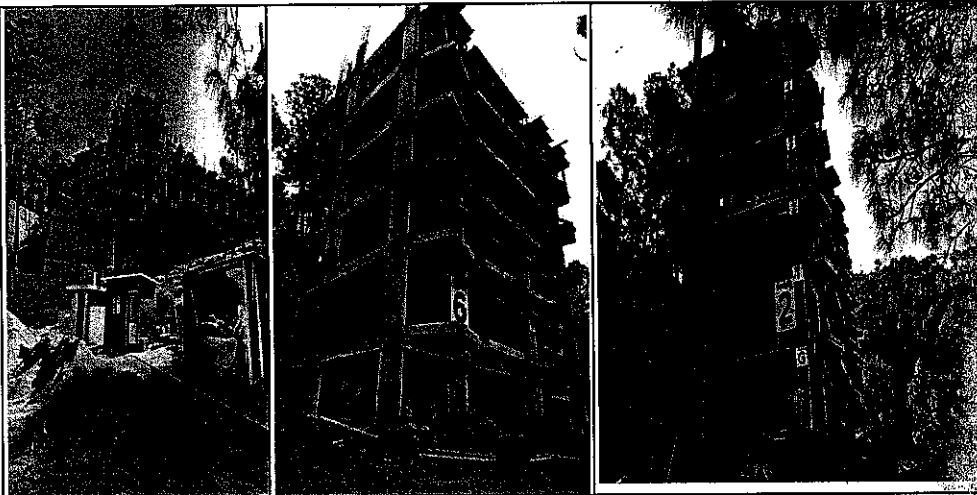
T2-006	28.59	4498900	99010	4399890
		1163005		1158243
T8-504	65.5	0	47620	0
T2-007	28.59	4498900	222501	4276399
T7-509	43.65	4506400	200000	4306400

\* 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	<a href="https://www.sushma.co.in/elementa/elementa.php">https://www.sushma.co.in/elementa/elementa.php</a>

Note. — (\*) Extend as required

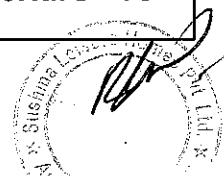
Note: — ( ) Extend as required

11.	LATEST SITE UPDATE THROUGH MEDIA GALLERY							
11.1	Plots – N/A							
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> April 2022	30 <sup>th</sup> June 22						
11.2	Flats / Apartments							
	01.04. 22	30.06. 22						
11.3	Villas / Cottages – N/A							
	01 <sup>st</sup> January 2020	31 <sup>st</sup> March 2020						
11.4	Commercial Units (Shops, Offices, Others etc)							
	01 <sup>st</sup> Oct 2021	31 <sup>st</sup> Dec 2021						

11.5	<b>Facilities like Swimming Pool, Club House, Gym , Central Greens, Parking etc.</b>						
	01 <sup>st</sup> July 2021	30 <sup>th</sup> Sep 2021					

\*Extend, if Required

<b>12.</b>	<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 proforma 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	Annexure -10



	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	
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: Chandigarh  
Date: 11<sup>th</sup> July, 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)

I, Bharat Mittal s/o Sh. Binder Pal Mittal R/o House No 36, Sector 8, Chandigarh do, hereby, solemnly affirm & declare as under:-

1. That I, as a Promoter, have been developing a Real Estate Project by the name "ELEMENTA" coming up on Khasra Nos 87/5, 96/1, 100, 101/1. at Mauza Shanguli Khurd, Tehsil Kasauli, District Solan, 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 "ELEMENTA" Real Estate Project coming up have come up on Khasra Nos. 87/5, 96/1, 100, 101/1 at Mauza Shanguli Khurd, Tehsil Kasauli, District Solan, 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 within the Himachal Pradesh Real Estate (Regulation and Development) Rules 2017 (**Annexure 2 of QPR-1**) 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 my above undertaking from para 1 to 5 are true and nothing has been concealed.

**Deponent**



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Website: [www.iedesign.in](http://www.iedesign.in)

**ANNEXURE-6**

**ARCHITECT'S CERTIFICATE**  
(For the period till 30.06.2022)

Certificate No. 04

To,

The Director, M/s Sushma Leisure Homes Private Limited,  
B-107, First Floor, Business Complex at Elante Offices,  
Industrial Area, Phase - 1, Chandigarh - 160002 (U.T.)

**Subject:- Certificate of Percentage of Completion of Construction /  
Development work in "ELEMENTA".**

**Ref: HP RERA Registration No. RERAHPSOP06200076**

Sir,

We URBAN DESIGN ALTERNATIVES have undertaken assignment as Architect for the Construction / Development Work of the "Elementa" Project, situated at Village Mouza Shanguli Khurd, Tehsil Kasauli, District Solan, Himachal Pradesh admeasuring 17,909 sq.mtr. area being developed by M/s Sushma Leisure Homes Private Limited.

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 "ELEMENTA", 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-

*M. Manoj*







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Website : [www.iedesign.in](http://www.iedesign.in)

**\*TABLE A**

**Certificate No. 04**

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	6 Blocks (Block-2, 3, 4, 5, 6 & 7) – Work in Progress as detailed above	-	83%
2	Basement	nil	nil	Nil
3	Super Structure (Column and lintel up to Slab bottom Level)	6 nos. Block	nil	54%
4	Slabs	6 nos. Block	nil	43.74%
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouting (v) Painting	6 nos. Block	nil	4.16%
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	nil	nil	0%

*Mansur*

**UDA**  
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7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	nil	nil	0%
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	nil	nil	0%
9	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment, Electrical fittings to Common Areas, Electro - Mechanical equipments, Compliance to conditions of environmental NOCs (if any), Finishing to entrance lobby, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation /Completion Certificate	nil	nil	0%

**\*Note** – The above percentages of all items should be mentioned which is only to assess the physical progress of the project only because above said project is not started as on date.

*Mansuri*

**UDQ**  
**URBAN DESIGN ALTERNATIVES**  
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**\*TABLE-B**

**Internal & External Development Works in respect of the entire Project**

Sr. No	Common Areas Facilities and Amenities	Proposed (Yes/No)	Percentage of Work Done	Details
1.	Internal Roads & Foot paths	Yes	45%	Work in Progress
2.	Water Supply Line	Yes	0%	Not Started
3.	Sewerage (chamber, lines, Septic Tank)	Yes	0%	Not Started
4.	Sewage Treatment Plant (STP)	Yes	0%	Not Started
5.	Storm Water Drains	Yes	0%	Not Started
6.	Landscaping & Tree Planting	Yes	0%	Not Started
7.	Street Lighting	Yes	0%	Not Started
8.	Community Buildings/ Club House	Yes	0%	Not Started
9.	Solid Waste Management & Disposal	yes	0%	Not Started
10.	Water conservation, Rain Water Harvesting	Yes	0%	Not Started
11.	Energy Management / Sub-station	Yes	0%	Not Started
12.	Fire protection and fire safety requirements	Yes	0%	Not Started
13.	Open area (Park)	Yes	0%	Not Started
14.	Boundary Wall & Main Gate	Yes	0%	Not Started
15.	Security Service			
16.	Others (As per Brochure) (Option to add more)			

**\*Note** – The above percentages of all items should be mentioned to assess the physical progress of the project only.

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**TABLE C**  
**Overall percentage of the work completed**

Sr. No.	Particular	Total No. of Unit / Amenities	Work Done No. of Unit / Amenities	Percentage of Work Done
1.	Overall percentage of construction (Building) completed as per <b>Table-A</b> .	228 Units	-	23.11%
2	Overall percentage of development completed as per <b>Table-B</b> .	-	-	8%
3*	Overall percentage of completion of the project			13.15%

\*Note – The above percentages should be mentioned to assess the physical progress of the project only.

Place: New Delhi  
Date: 07-Jul-2022

Signature & Name of the Architect  
(Council of Architecture No...)



*Mansi Kataria*



**ENGINEER'S CERTIFICATE**  
(For the period till 30.06.2022)

**Certificate No. 04**

To,

The Director, M/s Sushma Leisure Homes Private Limited,  
B-107, First Floor, Business Complex at Elante Offices,  
Industrial Area, Phase – 1, Chandigarh – 160002 (U.T.)

**Subject: Certificate of Cost Incurred for Development of "ELEMENTA".**

**Ref: HP RERA Project Registration No. RERAHPSOP06200076**

Sir,

I / We Upender Nath Singh have undertaken assignment for the Elementa Project situated at Village Mouza Shanguli Khurd, Tehsil Kasauli District Solan Himachal Pradesh admeasuring 17,909 sq.mtr. area, being developed by M/s Sushma Leisure Homes Private Limited.

1. I have prepared the Detailed Cost of Estimate of the above cited project considering all items of works that are required to be executed up to 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:

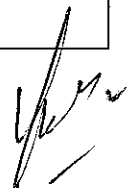


**TABLE-A****Apartments/Buildings Construction (Excluding Cost of land)**

<b>Sr. No</b>	<b>Particulars</b>	<b>Amounts (In Rs)</b>
<b>(i)</b>	<b>(ii)</b>	<b>(iii)</b>
1	Total Estimated Cost	55.30 Crores
2	Cost incurred as on 30.06.2022 (based on the Estimated items)	15.64 Crores
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))]	39.66 Crores
5	Work done in percentage [A(2)(iii)+A(3)(iii)/A(1)(iii)]x100 (as percentage of the estimated cost )	28.30%

**TABLE-B****Internal and External Development (Excluding Cost of land)**

<b>Sr. No</b>	<b>Particulars</b>	<b>Amounts (In Rs)</b>
<b>(i)</b>	<b>(ii)</b>	<b>(iii)</b>
1	Total Estimated Cost of the internal and external development works including amenities and facilities in the layout as on date	4.64 CR
2	Cost incurred as on 30.06.2022 (based on the Estimated items )	0.00 CR
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))]	4.64 CR
5	Work done in percentage [B(2)(iii)+B(3)(iii) /B(1)(iii)]x100 (as percentage of the estimated cost)	0%

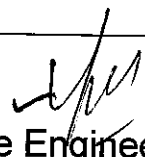


**TABLE-C****(Overall Estimated Cost / Incurred)**

<b>Sr. no.</b>	<b>Particular</b>	<b>Amount (In Rs)</b>
<b>(i)</b>	<b>(ii)</b>	<b>(iii)</b>
1	Total Estimated Cost [Table A(1)(iii)+Table B(1) (iii)]	58.30 Cr
2	Total Cost incurred [TableA(2)(iii)+A(3)(iii)+Table B (2)(iii) +Table B (3) (iii)]	15.64 Cr
3	Total work done in percentage [as per Table][C(2)(iii)/ C(1)(iii)]X 100]	28.30%
4	The balance cost to complete the project [Table A(4)(iii)+Table B (4)(iii)]	42.66 Cr

Place: Chandigarh

Date: 07.07.2022

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

## **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 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.







**UDIN: 22084153AMIQRF5178**

**ANNEXURE -8**

**CHARTERED ACCOUNTANT'S CERTIFICATE**

Consists of Page No. 1 to 3

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

(For the Quarter ending on 30.06.2022)

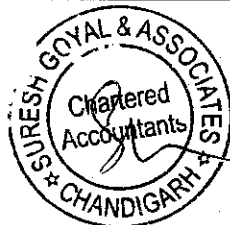
Name of the Promoter "Sushma Leisure Homes Private Limited"

Name of the Project "ELEMENTA"

**HP RERA Registration No. RERAHPSOP06200076**

(All figures in Rs. Lakhs)

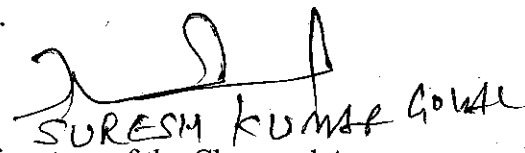
Sr. No.	Particulars		Amount (Rs.)
1	2		3
1.	i	Land Cost	
	a	Acquisition Cost of Land (as per Sale Deed) or Development Rights, Lease Premium, Lease Rent, interest cost incurred or payable on Land Cost (including all stamp duty, registration charges, legal cost etc). ( As per Note-1)	Nil
		Sub-Total of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

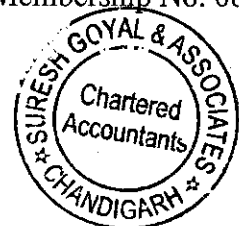


	a.	(i) Actual expenditure/ cost of construction incurred as per the books of Accounts as Compiled by the CA <b>Note : (for adding to total cost of construction actual incurred cost is to be considered)</b>  (ii) On-site expenditure for development of entire Project excluding cost of construction as per (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 <b>incurred</b> to complete the construction of the entire phase of the Project registered as compiled from books of a/c produced.	4.64 Cr  1.99 Cr
		<b>Total 2 (i)</b>	<b>6.63 Cr</b>
	b.	Payment of taxes, cess, fees, charges, premiums, interest etc. to any statutory authority.  <b>Project Clearance Fees</b> (v) Fees paid to HP RERA (vi) Fees paid to T&CP Deptt. (vii) Fees paid to Local Authority (Municipal / Panchayat) (viii) Consultant / Architect / Engineer Fees (directly attributable to Project) (v) Any other (specify)	Nil
	c.	Interest payable to financial institutions, scheduled banks, Non-Banking Financial Institution (NBFC) or money lenders on construction funding or money borrowed for construction;	Nil
3.	d.	<b>Sub-Total of Development Cost and Construction Cost {a(i)+(ii)+(b)+(c)=3(d)}</b>	6.63 Cr
		<b>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)</b>	6.63 Cr
4.		<b>% Completion of Construction Work (As per Project Architect's Certificate) Certificate No.....dated.....</b>	

This Certificate is being issued on specific request of Sushma Leisure Homes Private Limited (Promoter's Name) for HP-RERA compliance. The Certificate is based on the information / books of accounts of the Promoter and our Opinion report under SRS 4110 of ICAI New Delhi.

**Place: Chandigarh**  
**Date: 06.07.2022**

  
Signature of the Chartered Accountant  
Partner (Membership No. 084153)



**NOTE-1**

Cost of land shall be as per the sale deed executed.

**NOTE-2**

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

(Rs. In Lakhs)

Sr. No	Particulars	As per Certificate given for last Quarter	During the quarter	Total
3.	Total Land Cost as per Sr. No. 1 (i)	-	-	-
4.	Total Expenditure / Cost incurred as per Sr. No. 3 (d)	-	-	-
<b>Advance from Customers</b>				
Sr. No.	Particulars	Amount received as per Certificate given for last Quarter	Amount received during the Quarter	Total Amount
1.	Advance received from Customers	-	-	-

<b>Separate Bank Account of the Project</b>		
<b>Name of the Bank</b>	<b>HDFC BANK</b>	
<b>Branch</b>	<b>Industrial Area, Phase – 1, Chandigarh</b>	
<b>Account Number</b>	<b>50200053101851</b>	
<b>IFSC Code</b>	<b>HDFC0000873</b>	
Sr.No	Particulars	Amount in Rs.
5.	Opening Balance in the Separate Bank Account of the project at the start of the reported quarter.	0.00 Crores
6.	(Add): Deposits in the Separate Bank Account of the project during the reported quarter.	6.63 Crores
7.	(Less): Withdrawals from the Separate Bank Account of the project during the reported quarter.	6.63 Crores
8.	Closing Balance in the Separate Bank Account of the project at the end of the reported quarter.	0.00 Crores

**CHARTERED ACCOUNTANT'S REPORTS**

Compiled from books of a/c and our Opinion report under SRS 4410 of ICAI New Delhi

For SURESH GOYAL & ASSOCIATES  
CHARTERED ACCOUNTANTS

(SURESH KANNIGAR GOYAL)  
F.C.A.

M.NO.084153

PLACE: CHANDIGARH

DATED: 06/07/2022