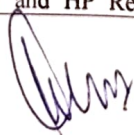


# **QUARTERLY PROGRESS REPORT (QPR-1)**

(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	Shiv Apartments	
1.2	Phase of the Real Estate Project		
1.3	Name of the Promoter	Naresh Chauhan	
	Name of the Co- Promoter(s) *Add more rows to disclose all co- promoters **The land owner, (if not a promoter), will mandatorily be a co-promoter / one of the co-promoters, if there are more than one co-promoter in the phase / project and so on	NA	
1.4	Total area of the Real Estate Project / Phase	680 Sq. Mtr	
1.5	Location of the Real Estate Project	Navbahar Shimla	
1.6	Type of the Real Estate Project or Phase of the Real Estate Project	Residential Plotted Colony	Residential
		Residential Development Project	
		Commercial Development Project	
		Mix Land Use Development Project	
1.7	Registration No. of the Real Estate Project	RERAHP06210107	
1.8	Validity of Registration Certificate	Valid from	Valid up to
		07/10/2021	06/10/2024
1.9	Date of Start of the Real Estate Project / Phase	01/04/2019	
1.10	<p align="center"><b>SPECIFICATIONS</b> (As finalized by Promoter for the Real Estate Project )</p>		
-	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 <b>Annexure 1A</b>	
b.	Apartments/ Flats	Detailed specifications of all items, copy to be attached as <b>Annexure 1B</b>	
c.	Cottage/ Villa	Detailed specifications of all items, copy to be attached as <b>Annexure 1C</b>	
d.	Commercial Units	Detailed specifications of all items, copy to be attached as <b>Annexure 1D</b>	
e.	Garages / Parking Slots (Covered)	Detailed specifications of all items, copy to be attached as <b>Annexure 1E</b>	
f.	Community Buildings	Detailed specifications of all items, copy to be attached as <b>Annexure 1F</b>	
g.	Common facilities and services like swimming pool, gym, club, re-creational areas indoor and outdoor, (separately for all facilities and services), complete specifications of external development works like boundary wall and gates in a gated community project, flooring, ceiling, 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>		
-	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 ( <b>Annexure 2</b> )	
b.	An undertaking stating that all the Agreements to sell are absolutely in accordance with the format provided in HP Real Estate (Regulation and Development) Rules, 2017 and carpet area of the unit for sale is in accordance with the definition of Carpet Area as specified in the Real Estate (Regulation and Development) Act, 2016 and HP Real	The undertaking to be provided duly signed by the promoter on the letter head of the firm and should be named ( <b>Annexure 3</b> )	



	Estate (Regulation and Development) Rules, 2017. It should also include that the payment terms with the Allottee are also in accordance with the terms as specified in the HP Real Estate (Regulation and Development) Rules, 2017 read with Explanation at Sr. No.2 of Form 'L', particularly with regards to the clause of taxes and making it clear that there are no hidden clauses.														
<i>The format of the undertaking, Annexure 3 is provided in the detailed SOP provided along with this form.</i>															
1.12	Quarter for which information is provided										Quarter ending (tick mark)				
											31 <sup>st</sup> MAR, 2023				
											30 <sup>th</sup> JUN, 2022				
											30 <sup>th</sup> SEPT, 2022				
											31 <sup>st</sup> DEC, 2022				
2.	<b>BANK DETAILS</b> <b>(Account separately opened for 70%/100% of amount realized from Allottees)</b>														
2.1	Account No.										6197201000035				
2.2	Account Name										Naresh Chauhan				
2.3	Bank Name										CANARA Bank				
2.4	Branch Name										CHHAKRAIL, Shimla -12				
2.5	IFSC Code										CNRB0006197				
2.6	Branch Address										CHHAKRAIL, Shimla -12				
3	<b>DETAILS OF THE INVENTORY OF THE PROJECT</b>														
3.1	<b>Total Plot Booking Details</b>														
	From Date	To Date	Total Plots			Plots Booked/Sold previously till the end of Previous Quarter			Plots Booked/Sold in this Quarter			Remaining Plots			
			(Nos)			(Nos)			(Nos)			(Nos)			
			Res	Com	Pub	Res	Com	Pub	Res	Com	Pub	Res	Com	Pub	
			NA												
*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)							
			NA												
*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 <b>SCHEME SKETCH-2</b>															
3.3	<b>Total Flats/ Apartments Booking Details</b>														
	From Date	To Date	Total Flats/ Apartments	Total Flats/Apartments Booked/ Sold previously till the end of previous Quarter				Total Flats/Apartments Booked/Sold in this Quarter			Total remaining Flats/ Apartments				
			(Nos)	(Nos)				(Nos)			(Nos)				
	01/04/ 2019	31 <sup>st</sup> Dec 2021	10	-				0			10				
* 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 Date	To Date	Detail of Total Flats/ Apartments Booked / Sold till the end of this Quarter					Possession Status	Mortgage If any, Flat/ Apartment wise			
			Block/Tower /No. as per sanctioned n	Flat / Apartment Name /No.	Carpet Area (Sqm)	Area of exclusive balcony, if any (Sqm)	Area of exclusive terrace, if any (Sqm)					
				NA								
			*Increase / decrease no. of rows according to the number of Flats in the block / building. Note- 1 sqm. =10.76 sqft.									
			*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)	Possession Status	Mortgage If any, Villa/ Cottage wise		
			NA									
	*Providean indicative schematic sketch on A-4 size of paper <b>SCHEME SKETCH-5</b> Note- 1 sqm. =10.76 sqft.											
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)				
	*Providean indicative schematic sketch on A-4 size of paper <b>SCHEME SKETCH-6</b>											
3.7	<b>Details of Individual Garages/ Parkings</b>											
	From Date	To Date	Detail of total Garages /Parkings sold / booked till the end of this Quarter					Possession Status	Mortgage If any, Garage/ Covered Parking Wise			
			Block/ Tower Name /No. as per sanctioned plan	Garage /Covered Parking No.	Type of Garage/ Covered Parking	Carpet Area (Sqm)	Additional detail if any					
	Beginning	31 <sup>st</sup> March 2020	(e.g Block-1)									
			*Increase / decrease no. of rows according to the number of flats in the block/ building. Note- 1 sqm. =10.76 sqft									
			(e.g Block-2)									

		* Keep adding more no. of blocks/ towers in accordance with the sanctioned number of blocks/ towers as in the latest sanctioned plans **Provide an indicative schematic sketch on A-4 size of paper <b>SCHEME SKETCH-7</b>							
3.8	<b>Details of Commercial Buildings</b>								
	From Date	To Date	Total Commercial Units/Shops (Nos)		Commercial Units/Shops booked / sold previously (Nos)		Commercial Units/Shops booked/sold in this Qtr (Nos)		Remaining Commercial Units/Shops (Nos)
	*Provide an indicative schematic sketch on A-4 size of paper <b>SCHEME SKETCH-8</b>								
3.9	<b>Details of Individual Commercial Units (Shops/ Offices/ Others)</b>								
	From Date	To	Detail of Total Commercial Units booked / sold till the end of this Quarter					Possession Status	Mortgage If any, Commercial Unit wise
			Block/ Tower / No. as per sanctioned plan	Commercial Unit /Shop No.	Type Shop/ Office/ Other	Carpet Area (Sqm)	Additional 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-9</b>								
4.	<b>STATUS OF PHYSICAL COMPLETION OF WORKS</b>								
4.1	Details of status of Plotted Development (Nomenclature as per Sanctioned Plan)								
	Plot No.	Residential / Commercial / other Use		% of completion		Likely completion date		Remarks	
	* Increase no. of rows to submit details of all plots for Sr.No 4.1 To be marked on layout plan schematic Sketch on A-4 size of Paper <b>SCHEME SKETCH-10</b>								
4.2	Details of status of Completion of Work in Case of Flats/ Apartments (Nomenclature as per Sanctioned Plan)								
	Block/Tower wise details			% of completion		Likely completion date		Remarks	
	*Add more rows to mark the details of all blocks/ towers accommodating all Flats/Apartments ** To be marked on layout plan schematic Sketch on A-4 size of Paper <b>SCHEME SKETCH-11</b>								
4.3	Details of status of Completion of Work in Case of Villas /Cottages (Nomenclature as per Sanctioned Plan)								
	Villa / Cottage wise details			% of completion		Likely completion date		Remarks	
	*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>Garage/ Covered Parking wise details</b>	<b>% of completion</b>	<b>Likely completion date</b>	<b>Remarks</b>
	*Add more rows to mark the details of all Garage/ Parking ** To be marked on layout plan schematic Sketch on A-4 size of Paper <b>SCHEME SKETCH-13</b>			
4.5	Details of status of completion work in case of Blocks/ Shops/ Commercial Units (Nomenclature as per Sanctioned Plan)			
	<b>Tower / Block / Shop wise details</b>	<b>% of completion</b>	<b>Likely completion date</b>	<b>Remarks</b>
	*Add more rows to mark the details of all Commercial Units ** To be marked on layout plan schematic Sketch on A-4 size of Paper <b>SCHEME SKETCH-14</b>			
5.	<b>STATUS OF COMPLETION OF INFRASTRUCTURE DEVELOPMENT</b>			
	<b>Components</b>	<b>% of completion</b>	<b>Likely completion date</b>	<b>Remarks</b>
5.1	<b>A-Services</b>			
i.	Roads and Pavements			
ii.	Parking			
iii.	Water Supply			
iv.	Sewerage			
v.	Electrification			
vi.	Storm Water Drainage			
vii.	Parks and Play Grounds			
viii.	Street Light			
ix.	Renewable Energy System			
x.	Security and Fire Fighting Services			
xi.	Sewerage Treatment Plant (STP)			
xii.	Underground Tank			
xiii.	Rain Water Harvesting			
xiv.	Electrical Sub-Station			
5.2	<b>*B1-Community building to be transferred to Resident Welfare Association (RWA)</b>			
i.	Community Centre			
ii.	Others			
5.3	<b>*B2-Community building to be sold to third party or to be retained by Promoter</b>			
i.	Schools			
ii.	Club House			
iii.	Hospital and Dispensary			
iv.	Shopping Areas			
v.	Others			
	* 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 <b>SCHEME SKETCH-15</b>			
6.	<b>FINANCIAL PROGRESS(COST AND EXPENDITURE ON THE PROJECT)</b>			
Sr.N	<b>Particulars</b>	<b>Amount</b>		
o.		<b>(in Rs.)</b>		
6.1	Total estimated cost of the Project			



	Copy should be attached ( <b>Annexure 5</b> )						
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)						
ii	Estimated Cost of construction of apartments / commercial area / Mixed use development						
iii	Estimated Cost of infrastructure and other structures/community facilities						
iv	Other costs including External Development Charges (EDC); Internal Development Charges (IDC), Taxes, Levies, Cess etc.						
-	<b>TOTAL</b>						
6.3	(i) Total estimated expenditure incurred till the end of Quarter under reference						
	(ii) Expenditure of total estimated cost in %				%		
6.4	Whether the project is on schedule as per the actual expenditure.						
	(i) Specify the reasons, if not as per schedule						
	(ii) Mention details on how to overcome the backlog						
7.	<b>DETAILS OF FINANCIAL TRANSACTIONS IN SEPARATE BANK ACCOUNT</b>						
	Amount in Lakhs (Rs.) Status in Separate Bank Account of this Quarter						
	From Date	To Date	Balance amount before this Quarter (Rs.)	Amount deposited in this Quarter (Rs.)	Amount withdrawal in this Quarter (Rs.)	Total remaining amount (Rs.)	
8.	<b>GOVERNMENT DUES AND PAYMENT DETAILS</b>						
	<b>Description of Head</b>				<b>Amount (in Rs.)</b>	<b>Image of Receipt (jpeg)</b>	
8.1	Development fee / Planning Permission Fee / Change of Land Use fee etc.						
8.2	Infrastructure charges/ fees paid to any other authority e.g. NH/PWD/HPSEB/PCB/ULB for NOC						
8.3	Compounding Charges/ Regularization charges						
8.4	<b>Total</b>						
9.	<b>DETAILS OF SANCTION AND REVISED / COMPLETION SANCTION</b>						
	Type of Sanction (Proposal/Revised/ Completion )	Order No	Date	No. of pages of Sanction Letter	Total no. of Sanctioned Plans	Image/Pdf of all pages of Sanction Letter and Plans (jpeg/Pdf)	
9.1							
9.2							
	<b>Note.</b> Copy of Original/ first Sanction to be submitted along with first quarterly progress report of the project in the manner as described above, at serial no. 9 and all subsequent sanctions, if any, in the descending order. Add more rows if needed.						
10.	<b>MISCELLANEOUS</b>						
10.1	<b>List of Channel Partners( HP RERA Registered Agents)</b>						
	Channel Partner's Name				HP RERA Registration No.		



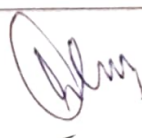
	i.	*								
		*Add more rows to enter details of all channel partners/ Agents associated with the Real Estate Project								
10.2	List of Legal Cases (if any)									
	Project		Name of Parties and Case No.		Issue involved (in brief)			Next date of hearing and its status		
	i.	*								
	ii	*								
	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									
	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. )	
	*									
		* Add more rows to enter details of all bookings in the Quarter. Note- 1 sqm. =10.76 sft.								
10.4	Latest marketing collateral, if any							Provide brief details		
10.5	Copy of latest advertisement details, if any							Provide brief details		

**Note. — (\*)** Extend as required

11.	LATEST SITE UPDATE THROUGH MEDIA GALLERY								
11.1	Plots								
	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)
11.2	Flats / Apartments								
11.3	Villas / Cottages								
11.4	Commercial Units (Shops, Offices, Others etc)								
11.5	Facilities like Swimming Pool, Club House, Gym , Central Greens, Parking etc.								

\*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	For new / first time Projects these Annexures will be submitted <b>one time only</b> i.e. at the time of submitting first QPR and need not to be submitted in
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	next QPRs.
12.4	Inventory detail Schematic Sketches 1 to 9,	Annexure -4A	-
12.5	Development, construction and financial progress Schematic sketches 10 to 15	Annexure -4B	-
12.6	Detailed Cost of Estimate	Annexure -5	For new / first time Projects this Annexure will be submitted <b>one time only</b> i.e. at the time of submitting first QPR and need not to be submitted in next QPRs.
12.7	Certificate by an Architect in practice to certify progress of construction work of the project at the end of the quarter, to be submitted to HP RERA	Annexure -6 Or Annexure -13	In case there was no physical progress at the site of the Real Estate Project during the Quarter under report, then in place of Annexure(s) 6 & 7, an Undertaking as per Annexure 13 shall be submitted by the Promoter.
12.8	Certificate by an Engineer in practice to certify cumulative cost incurred upon construction work of the project at the end of the quarter, to be submitted to HP RERA	Annexure -7 Or Annexure -13	
12.9	Certificate by a Chartered Accountant in practice to certify withdrawal of money from separate Bank Account at the end of the quarter, to be submitted to HP RERA	Annexure - 8 Or Annexure -14	In case no withdrawals were made from the Bank Account, during the Quarter under report, then in place of Annexure 8, an Undertaking as per Annexure 14 shall be submitted by the Promoter.
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	-
12.14	Undertaking to be given by the Promoter in case there was no physical progress at the site of Real Estate Project during the Quarter under report.	Annexure -13	-
12.15	Undertaking to be given by the Promoter in case there were no withdrawals from the Bank Account during the Quarter under report.	Annexure -14	-

Place: Shimla  
Date: 19/07/2022

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