

HIMACHAL PRADESH HOUSING AND URBAN DEVELOPMENT AUTHORITY

NIGAM VIAHR SHIMLA-2

No. HIMUDA/Nodal officer-RERA/ Vol.I/-8532

Dated: 25.7.2022

To

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

Subject: Filling of Quarterly Progress Report of the Real Estate Projects "Housing Project at Dharampur (Solan) **RERA HPSOP08180038**" for the Quarter ending 30th June, 2022.

Dear Sir,

The Quarterly Progress Report of the Real Estate Project "Housing Dharampur (Solan) **RERA HPSOP08180038**" for the Quarter ending 30th June, 2022 has been prepared and is attached with this e-mail along with all the 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.	As already submitted.
2.	Specifications (Annexure IA to IG).	
3.	I). Agreement to Sale. II). HPTA. III). Allotment letter.	
4.	Detail of Inventory of the project sold during quarter ending.	1-5
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I, as Owner/Partner/Associate/Director / authorised 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,

Place:

Dated:

(Er. Kushal Sharma)
Executive Engineer-cum-Nodal Officer,
(RERA) HIMUDA, Shimla-171002.
M. No. 7018603910.
email: info@himuda.com.

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	Housing Project at Dharampur, Solan
1.2	Phase of the Real Estate Project	----
1.3	Name of the Promoter	HIMUDA
	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	N.A
1.4	Total area of the Real Estate Project / Phase	65720 Sqmt
1.5	Location of the Real Estate Project	Dharampur, Village Basawal & Pathia
1.6	Type of the Real Estate Project or Phase of the Real Estate Project	Residential Plotted Colony
		Residential Development Project
		Commercial Development Project
		Mix Land Use Development Project
1.7	Registration No. of the Real Estate Project	RERAHPSOP08180038
1.8	Validity of Registration Certificate	Valid from 17/10/2018 Valid up to 16/10/2028
1.9	Date of Start of the Real Estate Project / Phase	
1.10	<p align="center">SPECIFICATIONS (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 Annexure 1A
b.	Apartments/ Flats	Detailed specifications of all items, copy to be attached as Annexure 1B
c.	Cottage/ Villa	Detailed specifications of all items, copy to be attached as Annexure 1C
d.	Commercial Units	Detailed specifications of all items, copy to be attached as Annexure 1D
e.	Garages / Parking Slots (Covered)	Detailed specifications of all items, copy to be attached as Annexure 1E
f.	Community Buildings	Detailed specifications of all items, copy to be attached as Annexure 1F
g.	Common facilities and services like swimming pool, gym, club, re-creational areas indoor and outdoor, (separately for all facilities and services), complete specifications of external development works like boundary wall and gates in a gated community project, flooring, ceiling, wall surfaces etc. of public areas.	Detailed specifications of all items, copy to be attached as Annexure 1G

1.11		AGREEMENT(S) TO SELL												
-		Particulars	Attach sheets/ Documents											
a.		Performa of 'Agreement for sale' for Plots / Flats or Apartments / Villas or Cottages / Garage or Covered Parking / Commercial Units "Form-L" as provided in HP RERA Rules, 2017	Copy to be attached (Annexure 2)											
b.		An undertaking stating that all the Agreements to sell are absolutely in accordance with the format provided in HP Real Estate (Regulation and Development) Rules, 2017 and carpet area of the unit for sale is in accordance with the definition of Carpet Area as specified in the Real Estate (Regulation and Development) Act, 2016 and HP Real Estate (Regulation and Development) Rules, 2017. It should also include that the payment terms with the 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>	The undertaking to be provided duly signed by the promoter on the letter head of the firm and should be named (Annexure 3)											
1.12		Quarter for which information is provided	Quarter ending (tick mark)											
			31 st MAR, 20.....											
			30 th JUN, 2022											
			30 th SEPT, 20.....											
			31 st DEC, 20.....											
2.		BANK DETAILS (Account separately opened for 70%/100% of amount realized from Allottees)												
2.1	Account No.	251772623808												
2.2	Account Name	CEO-cum-Secy HIMUDA												
2.3	Bank Name	InusInd Bank												
2.4	Branch Name	The Mall Shimla												
2.5	IFSC Code	INDB0000185												
2.6	Branch Address	The Mall Shimla												
3		DETAILS OF THE INVENTORY OF THE PROJECT												
3.1		Total Plot Booking Details												
	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
	1/01/2022	31 st March 2022	80	-	-	46	-	-	8	-	-	26	-	-

*Provide an indicative schematic sketch on A-4 size of paper-**SCHEME SKETCH-1**

3.2		Details of Individual Plots									
	From Date	To Date	Detail of Total Plots Booked / Sold till the end of this Quarter						Possession Status	Mortgage If any, plot Wise	
			Residential		Commercial		Public/ Semi Pub				
			Plot No	Area (Sqm)	Plot No	Area (Sqm)	Plot No	Area (Sqm)			
Beginning	31 st March 2020										
		As per Annex-2									
*Increase no. of rows to submit details of all plots for Sr.No. 3.2. Note- 1 sqm. =10.76 sft. **Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-2											
3.3		Total Flats/ Apartments Booking Details									
	From Date	To Date	Total Flats/ Apartments	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)			
Beginning	31 st March 2020		NIL								
* Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-3											
3.4		Details of Individual Flats/ Apartments									
	From Date	To Date	Detail of Total Flats/ Apartments Booked / Sold till the end of this Quarter					Possession Status	Mortgage If any, Flat/ Apartment wise		
			Block /Tower /No. as per sanctioned	Flat./ Apartment Name /No.	Carpet Area (Sqm)	Area of exclusive balcony, if any (Sqm)	Area of exclusive terrace, if any (Sqm)				
Beginning	31 st 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 sft.											
			(e.g Block-2)								
* Add more no. of blocks/ towers in accordance with the approved number of blocks/ towers as in the latest sanctioned plans to mark the details of all approved flats/Apartments ** Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-4											

3.5	Brief Details of All Villas / Cottages									
	From Date	To Date	Total Villas/ Cottages (Nos)	Villas/ cottages booked / sold previou sly (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)	Possess ion Status	Mort gage If any, Villa/ Cotta ge wise
	Begin ning	31 st March 2020								
*Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-5 Note- 1 sqm. =10.76 sft.										
3.6	Details of Garages / Parkings (Covered)									
	From Date	To Date	Total Garages/ Parking (Nos)	Garages booked /sold previously (Nos)	Garages booked /sold In this Qu (Nos)	Remaining Garages (Nos)				
	Begin ning	31 st March 2020								
*Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-6										
3.7	Details of Individual Garages/ Parkings									
	From Date	To Date	Detail of total Garages /Parkings sold / booked till the end of this Quarter					Possession Status	Mortgage If any, Garage/ Covered Parking Wise	
			Block/ Tower Name /No. as per sanctione d plan	Garage /Covered Parking No.	Type of Garage/ Covered Parking	Carpet Area (Sqm)	Additional detail if any			
	Begin ning	31 st 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 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 SCHEME SKETCH-7									

3.8	Details of Commercial Buildings							
	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	31 st March 2020			NIL			
*Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-8								
3.9	Details of Individual Commercial Units (Shops/ Offices/Others)							
	From Date	To	Detail of Total Commercial Units booked / sold till the end of this Quarter				Possession Status	Mortgage If any, Commercial Unit wise
	Beginning	31 st March 2020	Block/ Tower / No. as per sanctioned plan	Commercial Unit /Shop No.	Type Shop/ Office/ Other	Carpet Area (Sqm)	Additional detail, if any	
	Beginning	31 st 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 SCHEME SKETCH-9								
4.	STATUS OF PHYSICAL COMPLETION OF WORKS							
4.1	Details of status of Plotted Development (Nomenclature as per Sanctioned Plan)							
	Plot No.	Residential / Commercial / other-Use		% of completion		Likely completion date		Remarks
	80	Residential		90 % trace completed & 60% R/wall work Completed		November 2022		
	* Increase no. of rows to submit details of all plots for Sr.No 4.1 To be marked on layout plan schematic Sketch on A-4 size of Paper SCHEME SKETCH-10							
4.2	Details of status of Completion of Work in Case of Flats/ Apartments (Nomenclature as per Sanctioned Plan)							
	Block/Tower wise details		% of completion		Likely completion date		Remarks	

	Block 1			
	Block 2			
	Block-3			
	*Add more rows to mark the details of all blocks/ towers accommodating all Flats/Apartments ** To be marked on layout plan schematic Sketch on A-4 size of Paper SCHEME SKETCH-11 Sanctioned Plan)			
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
	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 SCHEME SKETCH-12 Sanctioned Plan)			
4.4	Details of status of Completion of Work in Case of Garages/ Covered Parking (Nomenclature as per Sanctioned Plan)			
	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 SCHEME SKETCH-13 as per Sanctioned Plan)			
4.5	Details of status of completion work in case of Blocks/ Shops/ Commercial Units (Nomenclature as per Sanctioned Plan)			
	Tower / Block / Shop wise details	% of completion	Likely 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 SCHEME SKETCH-14 STATUS OF COMPLETION OF INFRASTRUCTURE DEVELOPMENT			
5.	Components	% of completion	Likely completion date	Remarks
5.1	A-Services			
i.	Roads and Pavements	90 %	November, 2022	90 % trace completed & 60% R/wall work Completed
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	*B1—Community building to be transferred to Resident Welfare Association (RWA)			
i.	Community Centre	—		
ii.	Others	—		
5.3	*B2—Community building to be sold to third party or to be retained by Promoter			
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 SCHEME SKETCH-15			
6.	FINANCIAL PROGRESS(COST AND EXPENDITURE ON THE PROJECT)			
Sr. No.	Particulars	Amount (in Rs.)		
6.1	Total estimated cost of the Project Copy should be attached (Annexure 5)	92.04 Cr.		
6.2	Components of expenditure	Estimated expenditure incurred up to the start of Quarter	Estimated expenditure incurred up to the end of Quarter	Estimated balance Cost
i	Cost of the land (if not included in the estimated cost)	8.89 Cr.	---	Nil
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.	410.69 lacs	38.433 lacs	
-	TOTAL	449.123 lacs		
6.3	(i) Total estimated expenditure incurred till the end of Quarter under reference	13.38 cr.		
	(ii) Expenditure of total estimated cost in %	14.53 %		
6.4	Whether the project is on schedule as per the actual expenditure.			
	(i) Specify the reasons, if not as per schedule			

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 st April, 2022	30th June 2022	— As per Annex.14 Attached. —			
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.					
8.2	Infrastructure charges/ fees paid to any other authority e.g. NH/PWD/HPSEB/PCB/ULB for NOC				NIL	
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	Proposal (Dharampur Colony)	TCP/SLN/pp case No. 1165/KSL/P A 18-516-17	6/7/18	1	4 No. layout plan & 6 No. plans of units	Already uploaded
9.2						
	Note. Copy of Original/ first Sanction to be submitted along with first quarterly progress report of the project in the manner as described above, at serial no. 9 and all subsequent sanctions, if any, in the descending order. Add more rows if needed.					
10.	MISCELLANEOUS					
10.1	List of Channel Partners(HP RERA Registered Agents)					
	Channel Partner's Name			HP RERA Registration No.		
	i.	* <u>N.A.</u>				
	* 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.	H.C Dharampur	Dr. Savita Goel V/s	Non handing over	11-7-22	
	ii	*	HIMUDA	Possession of		
	iii	*	HPRERA 20200202/	Plot No 4		
	* Add more rows to enter details of all legal cases before all Forums					

	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.)
	*			Annexure - 2					
	* 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)
	01 st January 2020	31 st March 2020		Photograph attached.				
11.2	Flats / Apartments							
	01 st January 2020	31 st March 2020						
11.3	Villas / Cottages							
	01 st January 2020	31 st March 2020						
11.4	Commercial Units (Shops, Offices, Others etc)							
	01 st January 2020	31 st March 2020						
11.5	Facilities like Swimming Pool, Club House, Gym , Central Greens, Parking etc.							
	01 st January 2020	31 st March 2020						

*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 one time only i.e. at the time of submitting first QPR and need not to be submitted in next QPRs.
12.2	Typical performa of Agreement of Sale for each prototype of plot, flat, cottage, shop/ commercial units, "Form L" of HP RERA Rules, 2017	Annexure 2	
12.3	Undertaking with Agreement for Sale	Annexure -3	
12.4	Inventory detail Schematic Sketches 1 to 9,	Annexure -4A	

12.5	Development, construction and financial progress Schematic sketches 10 to 15	Annexure -4B	-
12.6	Detailed Cost of Estimate	Annexure -5	For new / first time Projects this Annexure will be submitted one time only 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 Annexures 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: 22/07/2022

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

H.P. HOUSING & U.D.A. Shimla

Summary of Allottees and sale Report during to quarter ending 30-06-2022 (01-04-2022 to 30-06-2022) in Housing Colony at Dharampur.

Sr No.	Unit No and parking no if any	Name of Allottee	Date of booking/ Allotment	Rate of main unit and of parking if allotted (per sft.)	Carpet Area of the unit an of parking if allotted	Sale value of Unit including parking balcony & terrace, if allotted	Amount collected (in %)	Total amount collected up to date (in Rs.)
1	20	Sh. Vishal Sethi	23-05-2022	Tentative Cost of plot per Rs. 19,600/- Sqm	200.77	Rs. 39,35,002/-	Rs. 3,93,000/-	Rs. 3,93,000/-
2	34	Sh. Prasum Peter & Smt. Neelam Narula	04-04-2022	-do-	238.00	Rs. 46,64,000/-	Rs. 4,70,000/-	Rs. 9,32,960/-
3	40	Sh. Suresh Parshad	28-06-2022	-do-	176.00	Rs. 34,49,600/-	Rs. 3,50,000/-	Rs. 3,50,000/-
4	42	Smt. Urvasi Mehandru	31-05-2022	-do-	212.45	Rs. 41,64,020/-	Rs. 4,11,402/-	Rs. 4,11,420/-
5	43	Sh. Dhruv Mehandru	31-05-2022	-do-	190.14	Rs. 37,26,744/-	Rs. 3,72,675/-	Rs. 3,72,675/-
6	46	Sh. Sandeep Dhiman	05-05-2022	-do-	82.50	Rs. 16,17,000/-	Rs. 1,61,700/-	Rs. 3,23,400/-
7	65	Smt. Geeta Sharma	28-06-2022	-do-	150.00	Rs. 29,40,000/-	Rs. 2,94,000/-	Rs. 2,94,000/-
8	53	Smt. Mandira Roy	28-06-2022	-do-	176.00	Rs. 34,49,600/-	Rs. 3,45,460/-	Rs. 3,45,460/-

Administrative Officer
HIMUDA, Shimla-2.



BIDD. CAT.		GR. COUNT OF PLAYS PER HOUR		UNITS TO HUNT ASSAY OF		TOTAL COW. PER HOUR	
1	3BHK 250.00	2	6	125.00	6-1	1250.00	50M
2	3CAT 150M	2	6	150.00	6-1	1500.00	50M
3	2BHK 250.00	2	6	125.00	6-1	1250.00	50M
4	3BHK 250.00	2	6	125.00	6-1	1250.00	50M
5	3CAT 150M	2	6	150.00	6-1	1500.00	50M
6	3BHK 250.00	2	6	125.00	6-1	1250.00	50M
7	3BHK 250.00	2	6	125.00	6-1	1250.00	50M
8	3CAT 150M	2	6	150.00	6-1	1500.00	50M
9	3BHK 250.00	2	6	125.00	6-1	1250.00	50M
10	3CAT 150M	2	6	150.00	6-1	1500.00	50M
11	3CAT 150M	2	6	150.00	6-1	1500.00	50M
12	3BHK 250.00	2	6	125.00	6-1	1250.00	50M
13	3CAT 150M	2	6	150.00	6-1	1500.00	50M
14	3BHK 250.00	2	6	125.00	6-1	1250.00	50M
15	3CAT 150M	2	6	150.00	6-1	1500.00	50M
TOTAL	259.24	128	768	128	768	128	768

DETAIL OF SHOPS		TOTAL COV AREA
NO OF NO OF	TENT UNIT AREA	
SHOPS	FLOOR PER SHOW PER FLOOR	
17	3	322.14 SQM (1.40%)
THREE STOREY		
SHOPS: 18.14 SQM		308.38 SQM

[illegible][illegible][illegible]

ARCHITECT'S CERTIFICATE
(For the period till 1st April to 30th June)

ANNEXURE-6

To,

Certificate No. _____

The HIMUDA (Name & Address of Promoter),

Subject:- Certificate of Percentage of Completion of Construction / Development work in Housing Colony, Dharampur, Distt. Solan (Project Name).

Ref: HP RERA Registration No. RERA HPSOP08180038

Sir,

I / We Maya Dhiman have undertaken assignment as Architect for the Construction / Development Work of the Housing Project, situated at Village Dharampur, Tehsil Kasauli, District Solan, Himachal Pradesh admeasuring 65720.0 sq.mtr. area being developed by HIMUDA (Promoter's Name).

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

*TABLE A

Certificate No. _____

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	-	-	-
2	Basement	-	-	-
3	Super Structure (Column and lintel up to Slab bottom Level)	-	-	-
4	Slabs	-	-	-
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouring (v) Painting	-	-	-
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	-	-	-
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	-	-	-

8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	-	-	-
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	-	-	-

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

***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	90%	-
2.	Water Supply Line	Yes	-	-
3.	Sewerage (chamber, lines, Septic Tank)	Yes	-	-
4.	Sewage Treatment Plant (STP)	Yes	-	-
5.	Storm Water Drains	Yes	-	-
6.	Landscaping & Tree Planting		-	-
7.	Street Lighting	Yes	-	-
8.	Community Buildings/ Club House	Yes	-	-
9.	Solid Waste Management & Disposal	Yes	-	-
10.	Water conservation, Rain Water Harvesting	Yes	-	-
11.	Energy Management / Sub-station	-	-	-
12.	Fire protection and fire safety requirements	Yes	-	-
13.	Open area (Park)	Yes	-	-
14.	Boundary Wall & Main Gate	Yes	-	-
15.	Security Service	No	-	-
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.

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 Table-A.			
2	Overall percentage of development completed as per Table-B.			10%
3*	Overall percentage of completion of the project			

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

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

Place: Shimla

Date: 14/7/2022



Maya Dhiman

Signature & Name of the Architect

(Council of Architecture No...)

CA/95/18874

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

1. The Architect should be a Member of Council of Architecture.
2. There should be proper Agreement between the Promoter and the Architect for the supervision and the services to be provided for the Real Estate Project.
3. The Architect should visit the site and verify that the work has been completed as per the sanctioned plans.
4. The Architect must use his professional knowledge, skill and experience in providing the information in this Certificate.
5. The Architect shall be held responsible and accountable for any wrong information in the Certificate. The Architect shall be liable for any penal action under the Real Estate (Regulation and Development) Act, 2016 including recommendation to the Council of Architecture to initiate necessary disciplinary action including revocation of Membership for issue of wrong Certificate.
6. This Certificate has to be issued on the letter head of the Architect, affixing the stamp /seal of the Architect, along with Architect's signature and Registration Number on each page.
7. The Architect shall not be in the list of **Defaulter Architect** of the **Council of Architecture** at the time of issue of this Certificate.

UNDERTAKING

Annexure-13

Certified that during the Quarter ending....., there was no physical progress at the site of the Real Estate Project titled.....,as such, the requisite Certificate(s) from the Architect as per Annexure 6 and from the Engineer as per Annexure 7, of the Quarterly Progress Report (QPR-1) are not required to be submitted along with the QPR for the Quarter ending.....

Dated:

(Signature of Authorized Signatory)
Name.....
Registration No.....
Address.....
.....
Mobile No.....
E-mail ID.....

UNDERTAKING

Annexure-14

Certified that during the Quarter ending..June 2022, no withdrawals were made from the Bank Account in respect of Real Estate Project titled.....HCG Project....., as such, the requisite Certificate from the Chartered Accountant as per Annexure 8 of the Quarterly Progress Report (QPR-1) is not required to be submitted along with the QPR for the Quarter ending..30/06/2022

Dated:

(Signature of Authorized Signatory)
Name.....
Registration No.....
Address.....
.....
Mobile No.....
E-mail ID.....

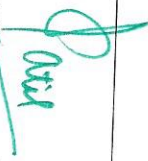

Chief Accounts Officer
HIMUDA, Shimla-171002

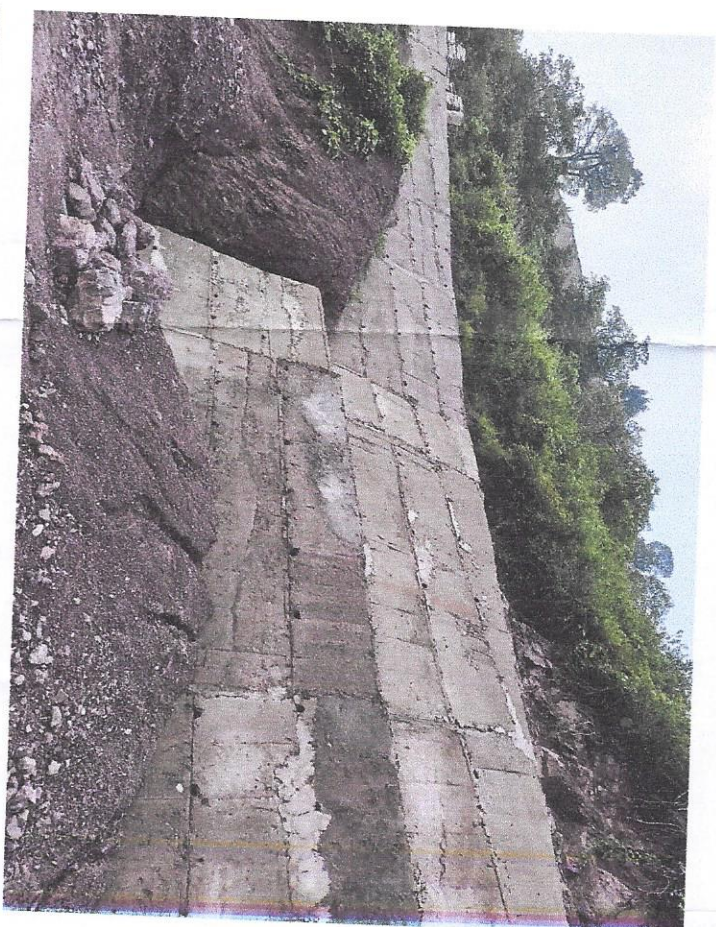
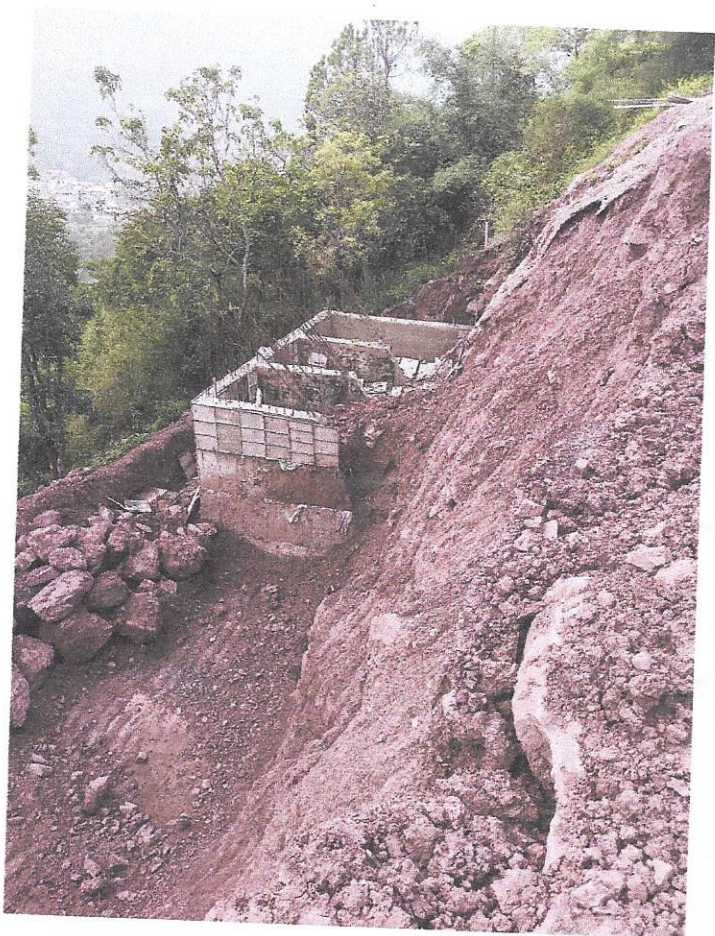
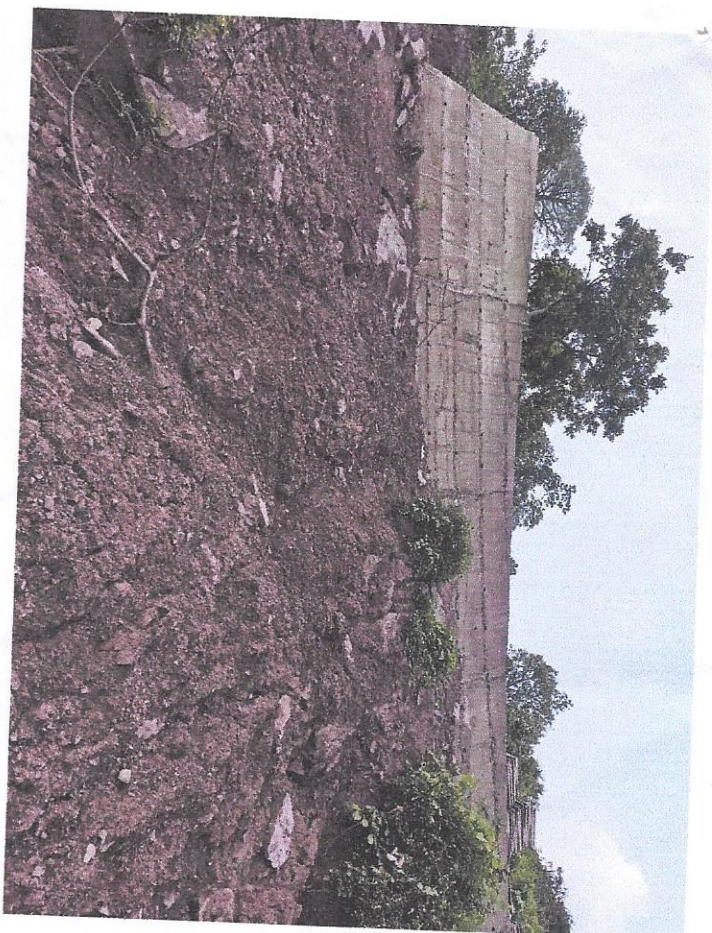
DETAIL OF FINANCIAL TRANSACTION IN SEPARATE BANK ACCOUNT

Amount in lakhs (Rs) Status in Separate Bank Account of this quarter

"HOUSING PROJECT DHARAMPUR AT SOLAN"

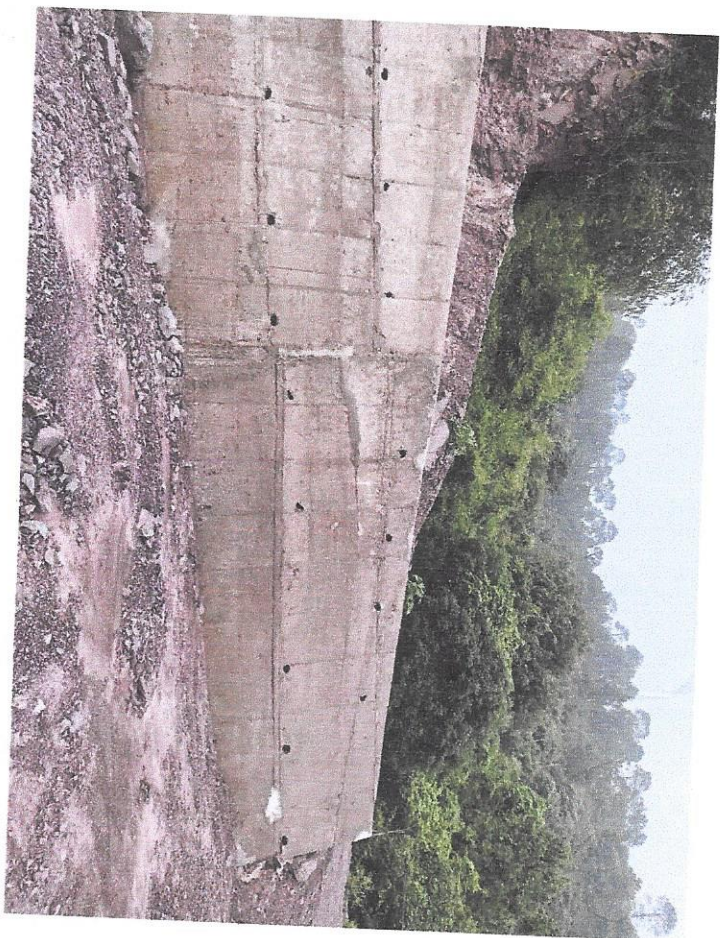
From Date	To Date	Balance amount before this Qtr	Amount deposited in this Qtr. (Rs.)	Amount withdrawals in this Qtr. (Rs.)	Total remaining amount (Rs.)
01.04.2022	30.06.2022	Nil	Nil	Nil	Nil


Chief Accounts Officer,
HIMUDA Shimla-171002



18.

Director
 Planning Division
 Panama (H.P.)



[Signature]
ENGINEER
HINDUSTAN CONSTRUCTION
PARWANOO (H.P.)