

Ref No. 0807

Date: 23.07.2022

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 'The Mcleo Homes' for Quarter ending 30th June 2022.

Dear Sir,

With reference to the e-mail dated 05/July/2022 received from your office, on the subject cited above, the Quarterly Progress Report of the **Real Estate Project** 'The Mcleo Homes' for the Quarter ended on 31st March 2022, has been prepared and is attached with this 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.

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Site Office.: Sudher, P.O. & Teh. Dharamshala Distt. Kangra, HP

Head Office.: Hatwas, P. O. & Teh. Nagrota Bagwan, Distt. Kangra, HP

+91 7818000027 | 8219000001 | 8091700001

THE MCLEO HOMES PROJECT

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I, as Owner 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.

Place: Dharamshala

Date: 23-07-2022

Yours faithfully
M/s Shubham Construction

Suneet Kumar
Prop.

Mobile No.- 9418010627

E-mail Id: - suneet_dhiman@yahoo.co.in
subhamconstn@gmail.com



THE MCLEO HOMES PROJECT

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QUARTERLY PROGRESS REPORT (QPR-1 2022-23)

1.	PARTICULARS OF THE REAL ESTATE PROJECT		
Sr. No.	Particulars	Details	
1.1	Name of the Real Estate Project	The Mcleo Homes	
1.2	Phase of the Real Estate Project	Under construction	
1.3	Name of the Promoter	Suneet Kumar	
1.4	Total area of the Real Estate Project / Phase	10158 Sqmtr / 5 phase	
1.5	Location of the Real Estate Project	Vpo Sudher Teh. Dharamshala Distt. Kangra H.P 176215	
1.6	Type of the Real Estate Project or Phase of the Real Estate Project	Residential Plotted Colony	Yes
		Residential Development Project	NA
		Commercial Development Project	NA
		Mix Land Use Development Project	NA
1.7	Registration No. of the Real Estate Project	RERAHPKAP12170017	
1.8	Validity of Registration Certificate	Valid from 09/02/2018	Valid up to 08/02/2023
1.9	Date of Start of the Real Estate Project / Phase	Jan/2016	
1.10	SPECIFICATIONS (As finalized by Promoter for the Real Estate Project)		
-	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	

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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, recreational areas indoor and outdoor, (separately for all facilities and services), complete specifications of external development work 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	The undertaking to be provided duly signed by the promoter on the letter head of the firm and should be named (Annexure 3)

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	making it clear that there are no hidden clauses.	
	<u>The format of the undertaking, Annexure 3 is provided in the detailed SOP provided along with this form.</u>	
1.12	Quarter for which information is provided	Quarter ending (tick mark) 31 st MAR, 2023 30 th JUN, 2022 ✓ YES 30 th SEPT, 2022 31 st DEC, 2022

2.	BANK DETAILS (Account separately opened for 70% / 100% of amount realized from Allottees) (Account Number: 40456624670. IFSC Code: SBIN0050124)	
2.1	Account No.	40456624670
2.2	Account Name	Shubham Construction
2.3	Bank Name	State Bank of India
2.4	Branch Name	Dharamshala Road, Kangra
2.5	IFSC Code	SBIN0050124
2.6	Branch Address	Dharamshala Road, Kangra H. P

3 DETAILS OF THE INVENTORY OF THE PROJECT

3.3	Total Flats/ Apartments Booking Details					
	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)
	Beginning	30 th June 2022	120	63	4	53

* Provide an indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-3**

3.4	Details of Individual Flats/ Apartments								
	From	To Date	Detail of Total Flats/ Apartments Booked / Sold till the end of this Quarter					Poss ession Status	Mortgage If any, Flat/ Apartmen wise
			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)		
	Begin	30 th June	(Block-A1)	101	77.51	11.32	N.A	Given	

ning	2022	2BHK	102	77.51	11.32	N.A	Given	
			103	77.51	11.32	N.A	Given	
			104	77.51	11.32	N.A	Given	
			201	77.51	11.32	N.A	Given	
			202	77.51	11.32	N.A	Given	
			203	77.51	11.32	N.A	Given	
			204	77.51	11.32	N.A	Given	
			301	77.51	11.32	N.A	Given	
			302	77.51	11.32	N.A	Given	
			303	77.51	11.32	N.A	Given	
			304	77.51	11.32	N.A	Given	
			401	77.51	11.32	N.A	Given	
			402	77.51	11.32	N.A	Given	
			403	77.51	11.32	N.A	Given	
			404	77.51	11.32	N.A	Given	
			501	77.51	11.32	N.A	Given	
			502	77.51	11.32	N.A	Given	
			503	77.51	11.32	N.A	Given	
			504	77.51	11.32	N.A	Given	
			602	77.51	11.32	N.A	Given	
*Increase / decrease no. of rows according to the number of Flats in the block / building. Note- 1 sqm. =10.76 sft.								
(Block-B1) 3BHK	101	98.42	10.80	N.A	Given			
	102	98.42	10.80	N.A	Given			
	103	98.42	10.80	N.A	Given			
	104	98.42	10.80	N.A	Given			
	201	98.42	10.80	N.A	Given			
	202	98.42	10.80	N.A	Given			
	203	98.42	10.80	N.A	Given			
	204	98.42	10.80	N.A	Given			
	301	98.42	10.80	N.A	Given			
	302	98.42	10.80	N.A	Given			
	303	98.42	10.80	N.A	Given			
	304	98.42	10.80	N.A	Given			
	401	98.42	10.80	N.A	Given			
	402	98.42	10.80	N.A	Given			
	403	98.42	10.80	N.A	Given			
	404	98.42	10.80	N.A	Given			
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			502	98.42	10.80	N.A	Given	
			503	98.42	10.80	N.A	Given	
			504	98.42	10.80	N.A	Given	
			601	98.42	10.80	N.A	Given	
			602	98.42	10.80	N.A	Given	
			603	98.42	10.80	N.A	Given	
		(Block-A2) 2BHK	101	77.51	11.32	N.A	Till Sep 2022	
			102	77.51	11.32	N.A	Till Sep 2022	
			103	77.51	11.32	N.A	Till Sep 2022	
			104	77.51	11.32	N.A	Till Sep 2022	
			201	77.51	11.32	N.A	Till Sep 2022	
			202	77.51	11.32	N.A	Till Sep 2022	
			203	77.51	11.32	N.A	Till Sep 2022	
			204	77.51	11.32	N.A	Till Sep 2022	
			301	77.51	11.32	N.A	Till Sep 2022	
			302	77.51	11.32	N.A	Till Sep 2022	
			303	77.51	11.32	N.A	Till Sep 2022	
			304	77.51	11.32	N.A	Till Sep 2022	
			401	77.51	11.32	N.A	Till Sep 2022	
			402	77.51	11.32	N.A	Till Sep 2022	
			403	77.51	11.32	N.A	Till Sep 2022	
			404	77.51	11.32	N.A	Till Sep 2022	
			501	77.51	11.32	N.A	Till Sep 2022	
			502	77.51	11.32	N.A	Till Sep 2022	
			503	77.51	11.32	N.A	Till Sep 2022	
			504	77.51	11.32	N.A	Till Sep 2022	
			601	77.51	11.32	N.A	Till Sep 2022	
		(Block- B2) 3BHK	302	98.42	10.80	N.A	Till Dec 2024	
			402	98.42	10.80	N.A	Till Dec 2024	

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			501	98.42	10.80	N.A	Till Dec 2024	
		(Block- C1)	Booking Not Open					
		*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						
3.8	Details of Commercial Buildings							
	From Date	To	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	30th June 2022	3	Booking Not Open				
	*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 Date	Detail of Total Commercial Units booked / sold till the end of this Quarter				Posse ssion 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	
	Beginning	30th June 2022	(Commercial Block-D1)	Booking not open				
	*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							
4.2	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 A1			100%				
	Block B1			100%				
	Block-A2			98.01%	Till Sept 2022			
	Block-B2			24.5%	Till Dec 2024			
	Block-C1			0%	Within 2.5 years from starting of work		Work not started	
	*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							

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	50	Dec 2022	Delay due to Covid-19
	Commercial Unit / shop - 2	50	Dec 2022	Delay due to Covid-19
	Commercial Unit / shop - 3	50	Dec 2022	Delay due to Covid-19
	*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			
5.	STATUS OF COMPLETION OF INFRASTRUCTURE DEVELOPMENT			
	Components	% of completion	Likely completion date	Remarks
5.1	A-Services			
i.	Roads and Pavements	60%	March 2023	Complete for Block A1, B1 and near block A2
ii.	Parking	50%	March 2023	Complete for Block A1 and B1
iii.	Water Supply	60%	March 2023	Complete for Block A1, B1 & A2
iv.	Sewerage	60%	March 2023	Complete for Block A1 & B1 & A2 Common Septic Tank
v.	Electrification	55%	March 2023	Complete for Block A1 and B1
vi.	Storm Water Drainage	65%	March 2023	Complete for Block A1, B1 and near block A2
vii.	Parks and Play Grounds	60%	March 2023	Green Area
viii.	Street Light	60%	March 2023	Complete for Block A1 and B1
ix.	Renewable Energy System	30%	March 2023	Complete for Block A1 and B1
x.	Security and Fire Fighting Services	60%	March 2023	Complete for Block A1 and B1
xi.	Sewerage Treatment Plant (STP)	100%	Completed	
xii.	Underground Tank	100%	Complete	
xiii.	Rain Water Harvesting	100%	Completed	
xiv.	Electrical Sub-Station	66.7%	March 2023	Complete for Block

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				A1 and B1
5.2	*B1–Community building to be transferred to Resident Welfare Association (RWA)			
i.	Community Centre	N. A	N. A	
ii.	Others	N. A	N. A	
5.3	*B2–Community building to be sold to third party or to be retained by Promoter			
ii	Club House / Commercial building	65.9%	Dec 2022	Frame work plaster, brick work completed
	<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 SCHEME SKETCH-15</p>			
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)	4389.97 lac		
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)	9.08		
ii	Estimated Cost of construction of apartments / commercial area / Mixed use development	2511.10	2602.86	1033.80
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.	592.66	593.10	160.21
-	TOTAL	3112.84	3195.96	1194.01
6.3	(i) Total estimated expenditure incurred till the end of Quarter under	3195.96		

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	reference	
	(ii) Expenditure of total estimated cost in %	72.80 %
6.4	Whether the project is on schedule as per the actual expenditure.	NO
	(i) Specify the reasons, if not as per schedule	COVID-19
	(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 st April 2022	30th June 2022
	4,37,000/-	1,15,05,599/-
	1,08,39,559/-	11,03,040/-
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	
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	Not done	
	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.	* No one till now							
*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.		Amarjit Kaushal & CC/48/2022	For Maintenance Charges 26/08/2022					
* 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 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.)
	1	B2-302	Sumita Rakshit	05 May 2022		98.42 sqm			
		B2-501	Ram Pravesh Rai	11 May 2022		98.42 sqm			
		A2-601	Vishal Guleria	25 May 2022		77.51 sqm			
		A2-101	Sohini Sen	24 June 2022		77.51 sqm			
* 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		

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11.	LATEST SITE UPDATE THROUGH MEDIA GALLERY					
11.2	Flats / Apartments					
	01 st April 2022	30th June 2022				
11.4	Commercial Units (Shops, Offices, Others etc)					
	01 st April 2022	30th June 2022				
11.5	Facilities like Swimming Pool, Club House, Gym, Central Greens, Parking etc.					
	01 st April 2022	30th June 2022				

Place: Dharamshala

Date: 23/07/2022

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Mr. Suneet Kumar
Sole Prop. Shubham Construction
VPO. Hatwas Teh. Nagrota Bagwan
Distt. Kangra H.P

SCHEME SKETCH-3



BLOCK A2 2BHK
TOTAL NO. OF FLATS- 24 NO'S
BOOKED FLATS IN THE END OF JUNE 2022 QTR- 2 NO'S
BOOKED TILL PREVIOUS QTR- 19 NO'S
REMAINING FLATS-03 NO'S

BLOCK C1 2BHK
BOOKING
NOT
OPEN

BLOCK B2 3BHK
TOTAL NO. OF FLATS- 24 NO'S
BOOKED FLATS IN THE END OF JUNE 2022 QTR- 2
NO'S
BOOKED TILL PREVIOUS QTR- 01 NO'S
REMAINING FLATS-21 NO'S

LUHARKHAR DHAR
CHADHROT AND
LINK ROAD

BLOCK A2
SHED PARKING

COMMERCIAL BLOCK
BOOKING NOT
OPEN

BLOCK A1 2BHK
TOTAL NO OF FLATS- 24 NO'S
BOOKED FLATS TILL THE END OF
JUNE 2022 QTR - 00 NO'S
BOOKED IN PREVIOUS QTR- 21 NO'S
REMAINING FLATS- 03 NO'S

BLOCK B1 3BHK
TOTAL NO OF FLATS - 24 NO'S
BOOKED FLATS TILL THE END OF JUNE 2022 QTR- 00 NO'S
BOOKED IN PREVIOUS QTR- 22 NO'S
REMAINING FLATS - 02 NO'S

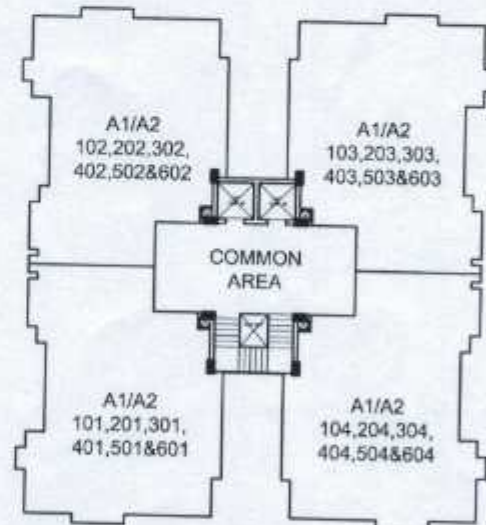
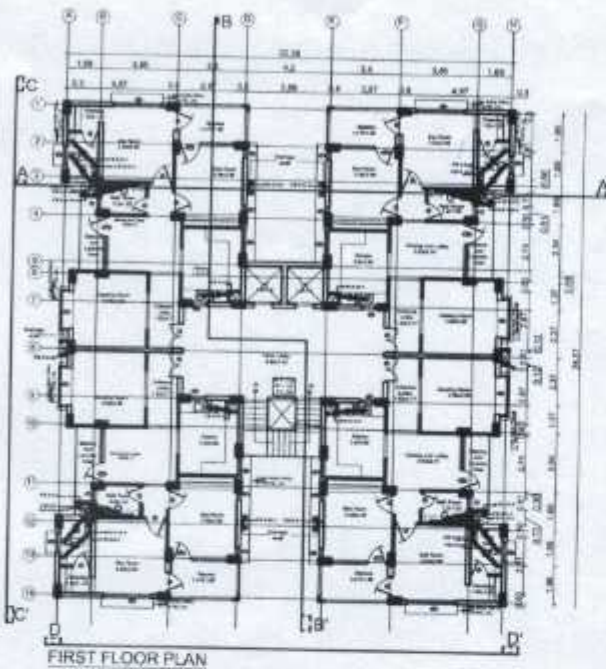
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TOTAL FLATS/APARTMENTS BOOKING DETAILS

FROM DATE	TO DATE	TOTAL FLATS/APARTMENTS	TOTAL FLATS/APARTMENTS BOOKED/SOLD PREVIOUSLY TILL THE END OF PREVIOUS QUARTERS (NOS.)	TOTAL FLATS/APARTMENTS BOOKED/SOLD IN THIS QUARTERS (NOS.)	TOTAL REMAINING FLATS/APARTMENTS (NOS.)
BEGINNING	30th June 2022	120	63	4	53

SCHEME SKETCH-4

BLOCK A1/A2



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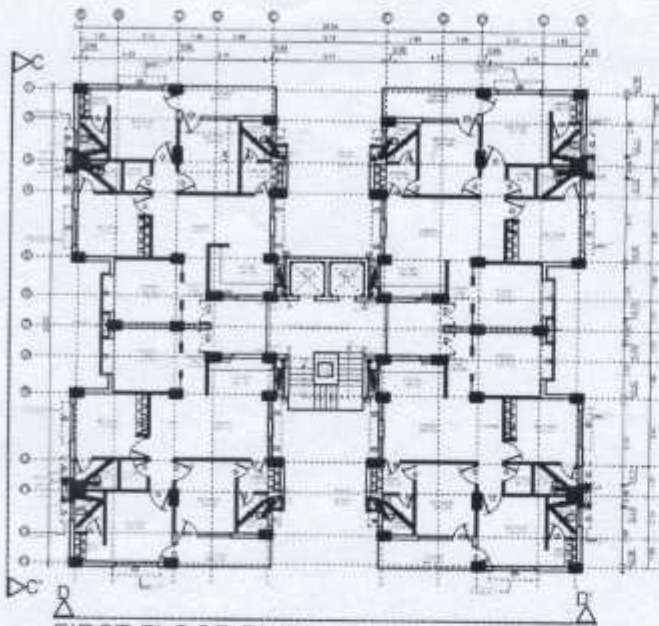
Sweet Prop.

DETAIL 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 PLAN	FLATS/APARTMENTS NAME/NO.	CARPET AREA (SQM.)	AREA OF EXCLUSIVE BALCONY, IF ANY (SQM.)	AREA OF EXCLUSIVE TERRACE, IF ANY (SQM.)		
BEGINNING	30th JUNE 2022	BLOCK A1	101,102,103,104, 201,202,203,204, 301,302,303,304, 401,402,403,404, 501,502,503,504, 602	77.51	11.32	N.A	GIVEN	TO BE DONE
BEGINNING	30th JUNE 2022	BLOCK A2	101,102,103,104, 201,202,203,204, 301,302,303,304, 401,402,403,404, 501,502,503,504 601	77.51	11.32	N.A	TILL SEPT 2022	

SCHEME SKETCH-4

BLOCK B1/B2



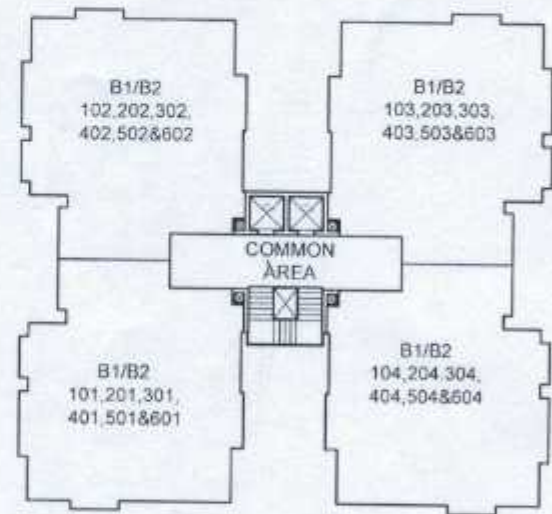
FIRST FLOOR PLAN



ELEVATION CC'



ELEVATION DD'



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DETAIL OF INDIVIDUAL FLATS/APARTMENTS

FROM DATE	TO DATE	DETAIL OF TOTAL FLATS/APARTMENTS BOOKED/SOLD TILL THE END OF THIS QUARTER BLOCK/TOWER NO. AS PER SANCTIONED PLAN	FLAT/ APARTMENTS NAME/NO.	CARPET AREA (SQM.)	AREA OF EXCLUSIVE BALCONY, IF ANY (SQM.)	AREA OF EXCLUSIVE TERRACE, IF ANY (SQM.)	POSSESSION STATUS	MORTGAGE IF ANY FLAT/ APARTMENT WISE
BEGINNING	30th JUNE 2022	BLOCK B1	101,102,103,104, 201,202,203,204, 301,302,303,304, 401,402,403,404, 502,503,504, 601,602,603	98.42	10.80	N.A	GIVEN	TO BE DONE
BEGINNING	30th JUNE 2022	BLOCK B2	302 402 501	98.42	10.80	N.A		

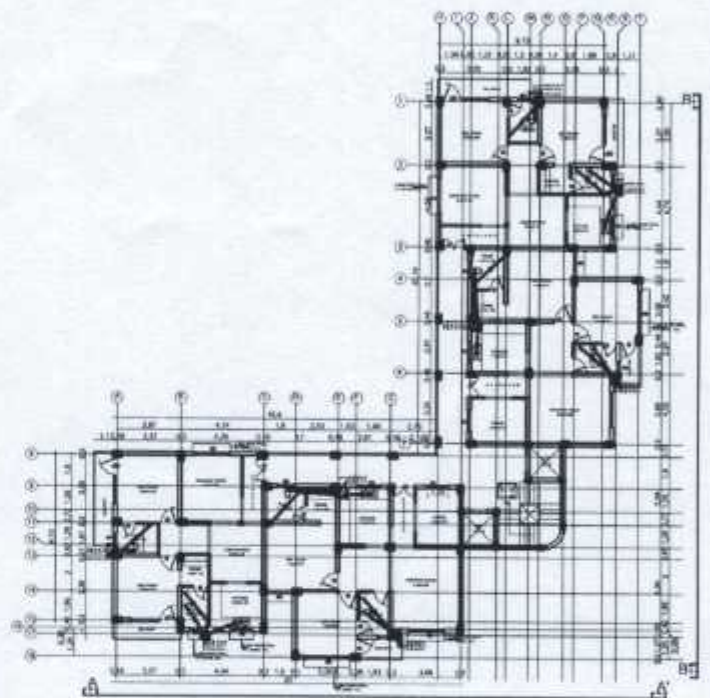
SCHEME SKETCH-4 BLOCK C1



ELEVATION AA



ELEVATION BB

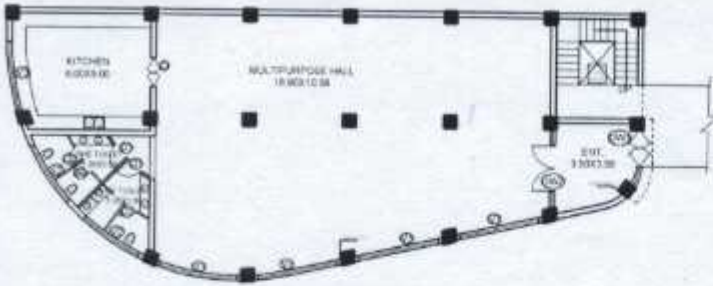


FIRST FLOOR PLAN

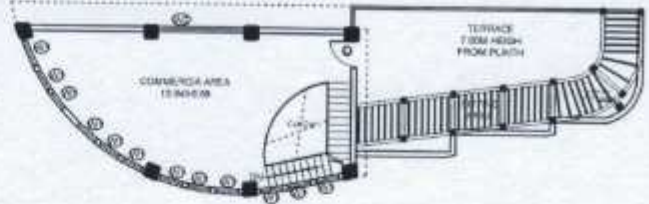
M/s Shubham Construction
Surekha
Prop.

BOOKING NOT OPEN

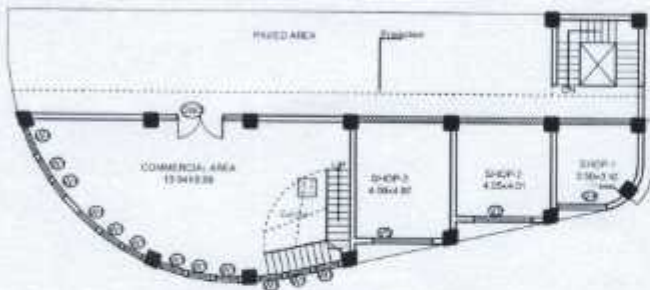
SCHEME SKETCH-8,9 COMMERCIAL BLOCK



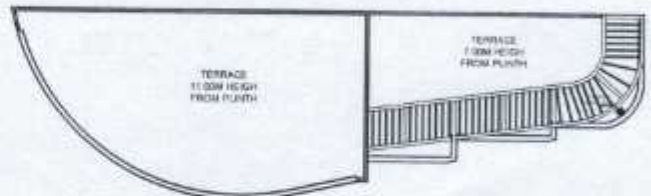
GROUND FLOOR PLAN



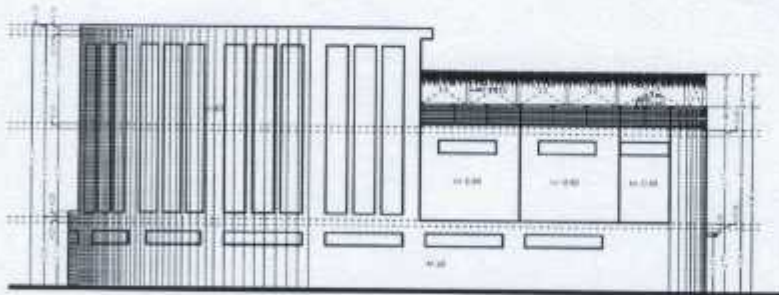
SECOND FLOOR PLAN



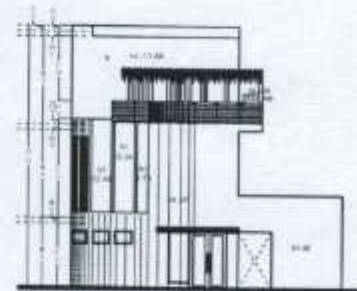
FIRST FLOOR PLAN



TERACCE PLAN



FRONT ELEVATION



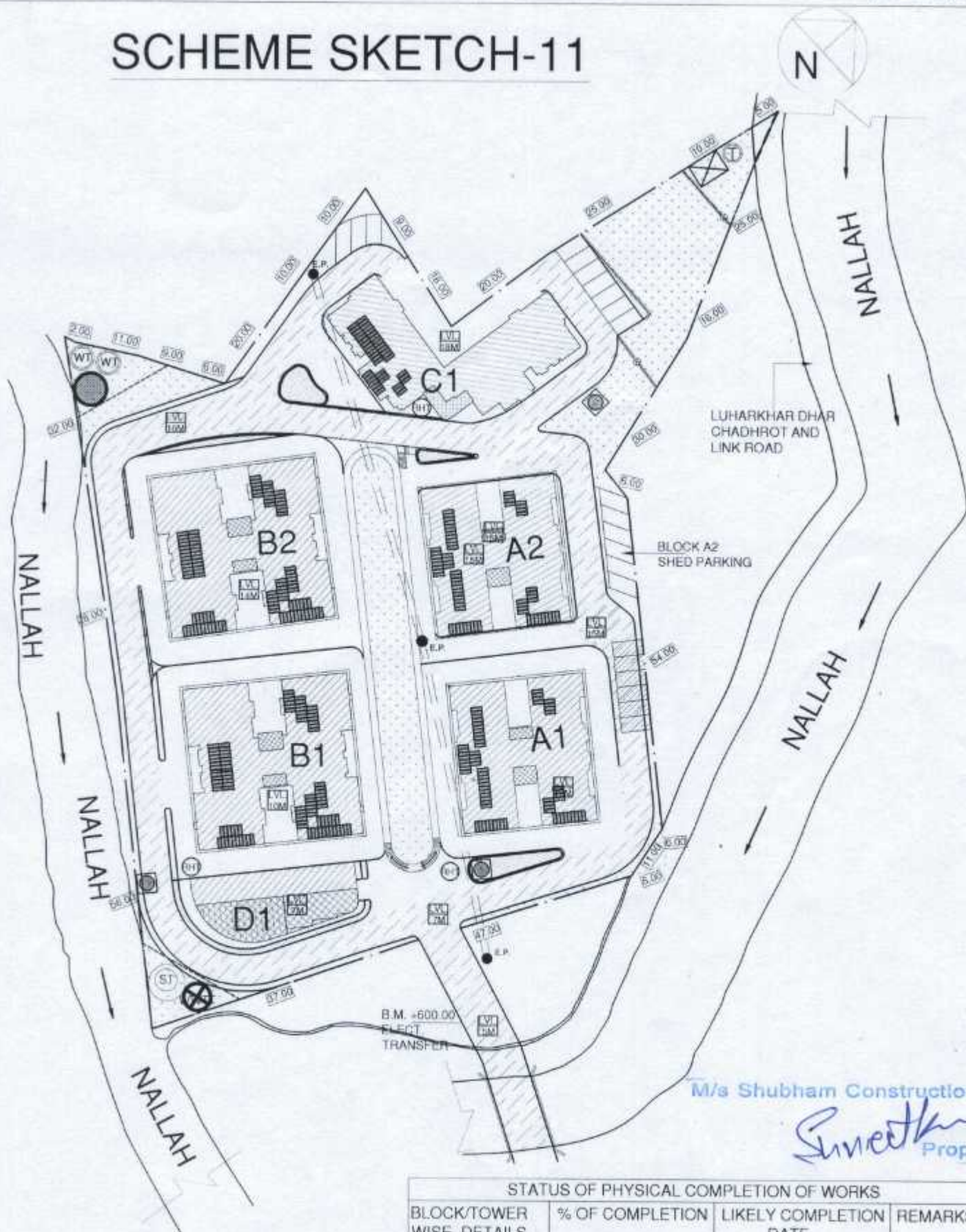
RIGHT SIDE ELEVATION

BOOKING NOT OPEN

M/s Shubham Construction

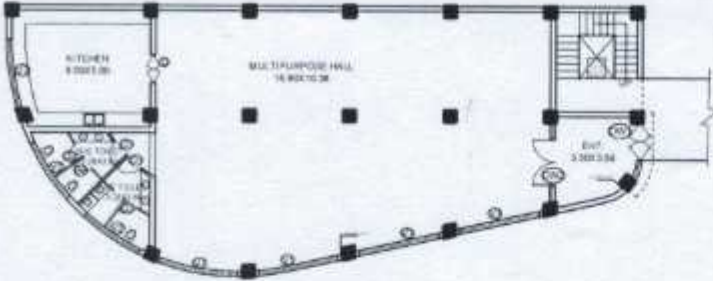
Shubham
Prop.

SCHEME SKETCH-11

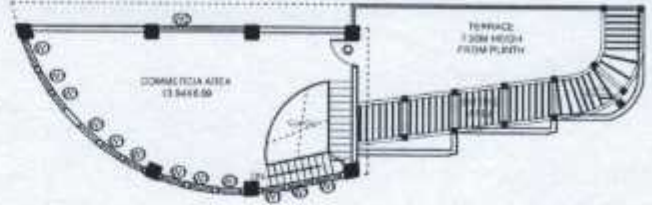


STATUS OF PHYSICAL COMPLETION OF WORKS			
BLOCK/TOWER WISE DETAILS	% OF COMPLETION	LIKELY COMPLETION DATE	REMARKS
BLOCK A1	100%	DONE	
BLOCK B1	100%	DONE	
BLOCK A2	98.1%	TILL SEPT. 2022	
BLOCK B2	24.5%	TILL SEPT 2024	
BLOCK C1	NIL	WITHIN 2.5 YEARS FROM STARTING OF WORK	WORK NOT STARTED

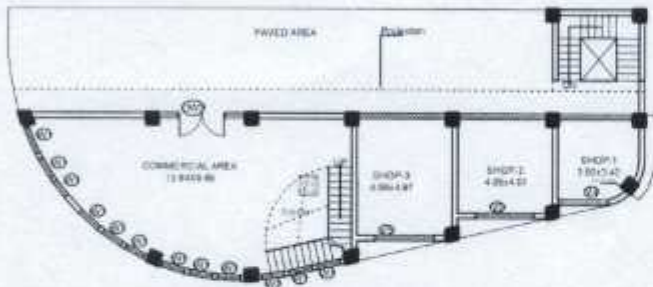
SCHEME SKETCH-14 COMMERCIAL BLOCK



GROUND FLOOR PLAN



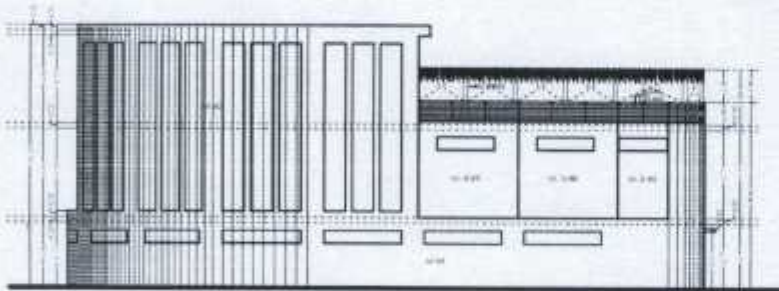
SECOND FLOOR PLAN



FIRST FLOOR PLAN



TERACCE PLAN



FRONT ELEVATION



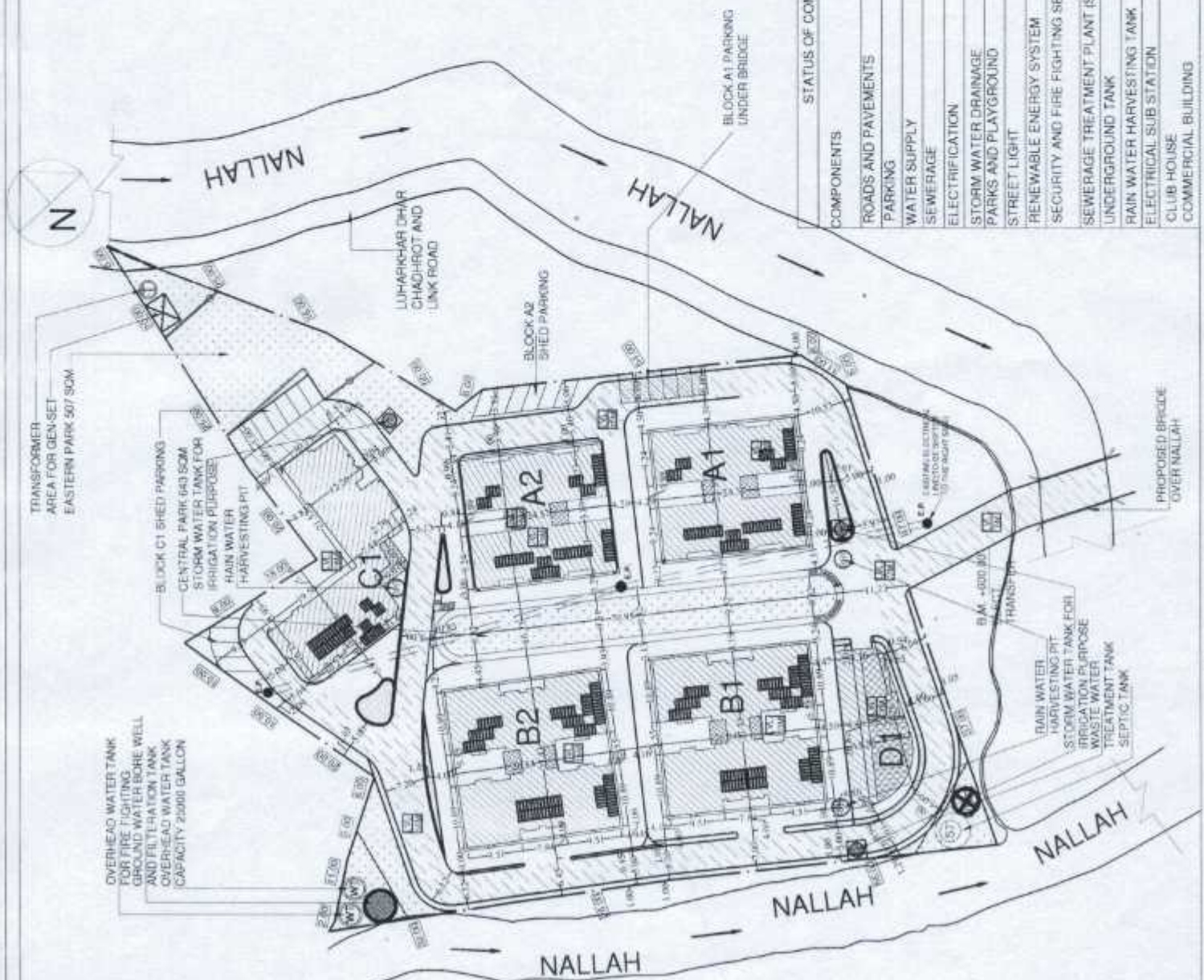
RIGHT SIDE ELEVATION

M/s Shubham Construction
Shubham
Prop.

STATUS OF PHYSICAL COMPLETION OF WORKS

BLOCK/TOWER WISE DETAILS	% OF COMPLETION	LIKELY COMPLETION DATE	REMARKS
SHOP-1	50%	DEC 2022	
SHOP-2	50%	DEC 2022	
SHOP-3	50%	DEC 2022	

M/s Shubham Construction
Sudhakar
Prop.



STATUS OF COMPLETION OF INFRASTRUCTURE DEVELOPMENT			
COMPONENTS	% OF COMPLETION	LIKELY COMPLETION DATE	REMARKS
ROADS AND PAVEMENTS	60%	MARCH 2023	COMPLETE FOR BLOCK A1 AND B1
PARKING	50%	MARCH 2023	COMPLETE FOR BLOCK A1 AND B1
WATER SUPPLY	60%	MARCH 2023	COMPLETE FOR BLOCK A1 AND B1
SEWERAGE	60%	MARCH 2023	COMPLETE FOR BLOCK A1, B1, A2
ELECTRIFICATION	55%	MARCH 2023	COMPLETE FOR BLOCK A1 AND B1
STORM WATER DRAINAGE	65%	MARCH 2023	COMPLETE FOR BLOCK A1 AND B1
PARKS AND PLAYGROUND	80%	MARCH 2023	GREEN AREA
STREET LIGHT	80%	MARCH 2023	COMPLETE FOR BLOCK A1 AND B1
RENEWABLE ENERGY SYSTEM	30%	MARCH 2023	COMPLETE FOR BLOCK A1 AND B1
SECURITY AND FIRE FIGHTING SERVICES	60%	MARCH 2023	COMPLETE FOR BLOCK A1 AND PARTIALLY COMPLETE BLOCK B1
SEWERAGE TREATMENT PLANT (STP)	100%	COMPLETED	
UNDERGROUND TANK	100%	COMPLETED	
RAIN WATER HARVESTING TANK	100%	COMPLETED	
ELECTRICAL SUB STATION	66.7%	MARCH 2023	COMPLETE FOR BLOCK A1 AND B1
CLUB HOUSE	65.9%	DEC 2023	FRAME WORK PLASTER, BRICK WORK COMPLETED
COMMERCIAL BUILDING			



ANNEXURE-6

ARCHITECT'S CERTIFICATE
(For the period till 30-06-2022)

Certificate No. SC/MH/AR010

To,

The Suneet Kumar
Sole Proprietor of M/S Shubham Construction
VPO Hatwas Tehsil Nagrota Bagwan
Distt Kangra HP-176047

Subject: -Certificate of Percentage of Completion of Construction/Development work in "THE MCLEO HOMES".

Ref: HP RERA Registration No. RERAHPKAP12170017

Sir,

I/Ar **VISHAL DHIMAN** have undertaken assignment as Architect for the Construction/Development Work of the "**THE MCLEO HOMES**" Project, situated at Village MOHAL **DHAR MAUJA SUDHER** Tehsil **DHARAMSHALA** District **KANGRA** Himachal Pradesh admeasuring **10158sq.mtr.** area being developed by **Mr. Suneet Kumar**.

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 **THE MCLEO HOMES** 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-

DESIGNERS ARCH
SCO-20, 2nd Floor, Sec-27-C
Chandigarh (U.T.)
Ar. Vishal Dhiman
CA/2013/58520

*TABLE A

Certificate No. SC/MH/AR010

Sr. No.	Tasks /Activity	Total Units/Blocks	Work done for Units/ Blocks	Percentage of Work done
1	Foundation and Plinth			
	• BLOCK A1	1	Complete	100.0%
	• BLOCK B1	1	Complete	100.0%
	• BLOCK A2	1	Complete	100.0%
	• BLOCK B2	1	Complete	100.0%
	• BLOCK C1	1	Not Start	0.0%
	•COMMERCIAL BLOCK (D1)	1	Complete	100.0%
2	Super Structure (Column and lintel up to Slab bottom Level)			
	• BLOCK A1	1	Complete	100.0%
	• BLOCK B1	1	Complete	100.0%
	• BLOCK A2	1	Complete	100.0%
	• BLOCK B2	1	In progress	50.0%
	• BLOCK C1	1	Not Start	0.0%
	• COMMERCIAL BLOCK (D1)	1	Complete	100.0%
3	Slabs			
	• BLOCK A1	1	Complete	100.0%
	• BLOCK B1	1	Complete	100.0%
	• BLOCK A2	1	Complete	100.0%
	• BLOCK B2	1	In progress	37.5%
	• BLOCK C1	1	Not Start	0.0%
	•COMMERCIAL BLOCK (D1)	1	Complete	100.0%
4*	Internal task/activities to each of the Flat/ Premises -			
	> Bricks wall			
	• BLOCK A1	1	Complete	100.0%
	• BLOCK B1	1	Complete	100.0%
	• BLOCK A2	1	Complete	100.0%
	• BLOCK B2	1	Not Start	0.0%
	• BLOCK C1	1	Not Start	0.0%
	• COMMERCIAL BLOCK - D1	1	Complete	100.0%
	> Joinery (doors and windows)			
	• BLOCK A1	1	Complete	100.0%
	• BLOCK B1	1	Complete	100.0%
	• BLOCK A2	1	Complete	100.0%
	• BLOCK B2	1	Not Start	0.0%
	• BLOCK C1	1	Not Start	0.0%
	• COMMERCIAL BLOCK - D1	1	Not Start	0.0%
	> Plaster			
	• BLOCK A1	1	Complete	100.0%
	• BLOCK B1	1	Complete	100.0%
	• BLOCK A2	1	Complete	100.0%
	• BLOCK B2	1	Not Start	0.0%
	• BLOCK C1	1	Not Start	0.0%
	•COMMERCIAL BLOCK- D1	1	Complete	100.0%

DESIGNERS ARCH
SCO : 20, 2nd Floor, Sec-27-C,
Chandigarh (U.T.)
Ar. Vishal Dhiman
CA/2013/58520

	> Flooring			
	• BLOCK A1	1	Complete	100.0%
	• BLOCK B1	1	Complete	100.0%
	• BLOCK A2	1	Complete	100.0%
	• BLOCK B2	1	Not Start	0.0%
	• BLOCK C1	1	Not Start	0.0%
	• COMMERCIAL BLOCK - D1	1	In Progress	65.0%
	> Painting			
	• BLOCK A1	1	Complete	100.0%
	• BLOCK B1	1	Complete	100.0%
	• BLOCK A2	1	Complete	100.0%
	• BLOCK B2	1	Not Start	0.0%
	• BLOCK C1	1	Not Start	0.0%
	• COMMERCIAL BLOCK - D1	1	Not Start	0.0%
5	Sanitary fitting within the Flat/Premises			
	• BLOCK A1	1	Complete	100.0%
	• BLOCK B1	1	Complete	100.0%
	• BLOCK A2	1	Complete	100.0%
	• BLOCK B2	1	Not Start	0.0%
	• BLOCK C1	1	Not Start	0.0%
	• COMMERCIAL BLOCK - D1	1	In Progress	65.0%
6	Electrical Fittings within the Flat/Premises			
	• BLOCK A1	1	Complete	100.0%
	• BLOCK B1	1	Complete	100.0%
	• BLOCK A2	1	Complete	100.0%
	• BLOCK B2	1	Not Start	0.0%
	• BLOCK C1	1	Not Start	0.0%
	• COMMERCIAL BLOCK - D1	1	Not Start	0.0%

7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and			
	• BLOCK A1	1		
	Stair case		Complete	100.0%
	Lift		Complete	100.0%
	Over Head Tank		Complete	100.0%
	• BLOCK B1	1		
	Stair case		Complete	100.0%
	Lift		Complete	100.0%
	Over Head Tank		Complete	100.0%
	• BLOCK A2	1		
	Stair case		Complete	100.0%
	Lift		Complete	100.0%
	Over Head Tank		Complete	100.0%
	• BLOCK B2	1		
	Stair case		In Progress	50.0%
	Lift		In Progress	50.0%
	Over Head Tank		Not Started	0.0%
	• BLOCK C1	1		
	Stair case		Not Started	0.0%
	Lift		Not Started	0.0%
	Over Head Tank		Not Started	0.0%
	• COMMERCIAL BLOCK- D1	1		
	Stair case		On going	90.0%
	Lift		NA	NA
	Over Head Tank		NA	NA


DESIGNERS ARCH
 SCO : 20, 2nd Floor, Sec-27-C,
 Chandigarh (U.T.)
 Ar. Vishal Dhiman
 CA/2013/58520

8	The external plumbing, external plaster, external painting, elevation and			
	• BLOCK A1	1		
	External Plumbing		Complete	100.0%
	External Painting		Complete	100.0%
	Waterproofing		Complete	100.0%
	• BLOCK B1	1		
	External Plumbing		Complete	100.0%
	External Painting		Complete	100.0%
	Waterproofing		Complete	100.0%
	• BLOCK A2	1		
	External Plumbing		Complete	100.0%
	External Painting		Complete	100.0%
	Waterproofing		Complete	100.0%
	• BLOCK B2	1		
	External Plumbing		Not Started	0.0%
	External Painting		Not Started	0.0%
	Waterproofing		Not Started	0.0%
	• BLOCK C1	1		
	External Plumbing		Not Started	0.0%
	External Painting		Not Started	0.0%
	Waterproofing		Not Started	0.0%
	• COMMERCIAL BLOCK- D1			
	External Plumbing		Complete	100.0%
	External Painting		Not Started	0.0%
	Waterproofing		Complete	100.0%
9	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment,			
	• BLOCK A1	1		
	> Lift		Complete	100.0%
	> Fire fighting		Complete	100.0%
	> Electrical fitting Common area		Complete	100.0%
	> Fire NOC		Complete	100.0%
	> Pollution NOC		Complete	100.0%
	> Occupation Certificate		Complete	100.0%
	• BLOCK B1	1		
	> Lift		Complete	100.0%
	> Fire fighting		Complete	100.0%
	> Electrical fitting Common area		Complete	100.0%
	> Fire NOC		Complete	100.0%
	> Pollution NOC		Complete	100.0%
	> Occupation Certificate		Complete	100.0%
	• BLOCK A2	1		
	> Lift		Complete	100.0%
	> Fire fighting		Complete	100.0%
	> Electrical fitting Common area		Complete	100.0%
	> Fire NOC		Obtained	100.0%
	> Pollution NOC		Obtained	100.0%
	> Occupation Certificate		Applied	0.0%
	• BLOCK B2	1		
	> Lift		Not Started	0.0%
	> Fire fighting		Not Started	0.0%
	> Electrical fitting Common area		Not Started	0.0%
	> Fire NOC		Not Obtained	0.0%
	> Pollution NOC		Not Obtained	0.0%
	> Occupation Certificate		Not Obtained	0.0%
	• BLOCK C1	1		
	> Lift		Not Started	0.0%
	> Fire fighting		Not Started	0.0%
	> Electrical fitting Common area		Not Started	0.0%
	> Fire NOC		Not Obtained	0.0%
	> Pollution NOC		Not Obtained	0.0%
	> Occupation Certificate		Not Obtained	0.0%


DESIGNERS ARCH
 SCO : 20, 2nd Floor, Sec-27-C,
 Chandigarh (U.T.)
 Ar. Vishal Dhiman
 CA/2013/58520

• COMMERCIAL BLOCK -D1	1		
> Lift		NA	NA
> Fire fighting		On going	40.0%
> Electrical fitting Common area		On going	50.0%
> Fire NOC		Not Obtained	0.0%
> Pollution NOC		Not Obtained	0.0%
> Occupation Certificate		Not Obtained	0.0%

*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 & Footpaths	YES	60.0%	Complete near Block A1, B1 And near Block A2
2	Water Supply Line	YES	60.0%	Complete near Block A1,B1&A2
3	Sewerage (chamber, lines, Septic Tank)	YES	60.0%	Complete near Block A1& B1& A2 Common septic tank complete
4	Sewage Treatment Plant (STP)	YES	100.0%	Complete
5	Storm Water Drains	YES	65.0%	Complete near Block A1, B1 And A2
6	Landscaping & Tree Planting	YES	50.0%	Complete near Block A1, B1
7	Street Lighting	YES	60.0%	Complete near Block A1& B1
8	Club House	YES	65.0%	Structure & Brick work Complete
9	Solid Waste Management & Disposal	NO	NA	NA
10	Water conservation, Rain Water Harvesting	YES	100.0%	Two Rain Water Harvesting pit
11	Energy Management/Sub-station	YES	66.7%	Complete IN Block A1 , B1 and A2
12	Fire protection and fire safety requirements	YES	60.0%	Complete for Block A1,B1& A2.
13	Open area (Park)	YES	60.0%	Soiling and Walls near Block A1& B1
14	Boundary Wall	YES	60.0%	Complete near Block A1, B1& A2
15	Main Gate	YES	90.0%	Complete upto Paint
16	Security Service	YES	40.0%	Main Gate Security

*Note – The above percentages of all items should be mentioned to assess the physical


DESIGNERS ARCH
SCO : 20, 2nd Floor, Sec-27-C,
Chandigarh (U.T.)
Ar. Vishal Dhiman
CA/2013/58520

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			64.8%
	• BLOCK A1	1	Complete	100.0%
	• BLOCK B1	1	Complete	100.0%
	• BLOCK A2	1	Complete	98.1%
	• BLOCK B2	1	In Progress	24.5%
	• BLOCK C1	1	Not started	0.0%
	• Commercial	1	Frame work and brick work completed	65.9%
2	Overall percentage of development completed as per Table-B.			66.4%
3*	Overall percentage of completion of the project			65.6%

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

Place: Chandigarh
Date:- 19-07-2022


DESIGNERS ARCH
SCO : 20, 2nd Floor, Sec-27-C
Chandigarh (U.T.)
Ar. Vishal Dhiman
CA/2013/58520

Er. Shubham

Bachelor of Engineering in Civil engineering.

HPTCP Reg No.: - RP 1448/2020

Vpo. Hatwas Teh. Nagrota Bagwan Distt. Kangra H.P 176047.

Email:- shubham0527@gmail.com

Mob:8219-000001,8894393555

Certificate No. SC/MCLEO/EC/010

ENGINEER'S CERTIFICATE

(1st April 2022 to 30th June 2022)

To,

The Mr. Suneet Kumar
VPO. Hatwas Teh. Nagrota Bagwan,
Distt. Kangra H.P,

Subject: Certificate of Cost Incurred for Development of "The Mcleo Homes".

Ref: HP RERA Project Registration No. RERAHPKAP12170017,

Sir,

I Er. Shubham have undertaken assignment for the The Mcleo Homes Project situated at Village Sudher Tehsil Dharamshala District Kangra Himachal Pradesh admeasuring 10158 sq.mtr. Area, being developed by Mr. Suneet Kumar Sole prop. Shubham Construction.

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:


Er. Shubham
B.E (CIV)
RP 1448/2020

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

Sr. No	Particulars	Amounts (In Rs)
(i)	(ii)	(iii)
1	Total Estimated Cost	₹ 3,636.66
2	Cost incurred as on 30 th June 2022 (Based on the Estimated items)	₹ 2,602.86
3	If Cost incurred for items other than estimated items	-
4	Balance Cost to be incurred (Based on Estimated items) $[A(1)(iii) - (A(2)(iii) + A(3)(iii))]$	₹ 1,033.80
5	Work done in percentage $[A(2)(iii) + A(3)(iii)/A(1)(iii)] \times 100$ (As percentage of the estimated cost)	71.57%

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

Sr. No	Particulars	Amounts (In Rs)
(i)	(ii)	(iii)
1	Total Estimated Cost of the internal and external development works including amenities and facilities in the layout as on 30 th June 2022	₹ 753.31
2	Cost incurred as on 30 th June 2022 (Based on the Estimated items)	₹ 593.10


 Er. **Sudhakar**
 B.E (Civil)
 RP 1448/2020

3	If cost incurred for items other than Estimated items	-
4	Balance cost to be incurred (based on estimated items) [B(1)(iii) - (B(2)(iii) + B(3)(iii))]	₹ 160.21
5	Work done in percentage [B(2)(iii) + B(3)(iii) / B(1)(iii)] x 100 (as percentage of the estimated cost)	78.73%

TABLE-C
(Overall Estimated Cost / Incurred)

Sr. no.	Particular	Amount (In Rs)
(i)	(ii)	(iii)
1	Total Estimated Cost [Table A(1)(iii) + Table B (1) (iii)]	₹ 4,389.97
2	Total Cost incurred [Table A(2)(iii) + A(3)(iii) + Table B (2)(iii) + Table B (3) (iii)]	₹ 3,195.96
3	Total work done in percentage [as per Table] [C(2)(iii) / C(1)(iii)] X 100	72.80%
4	The balance cost to complete the project [Table A(4)(iii) + Table B (4)(iii)]	₹ 1,194.01

Place: Nagrota Bagwan

Date: 22/July/2022


Er. Shubham
B.E (Civl)
RP 1448/2020



MANOJ KUMAR

MANOJ R KUMAR & ASSOCIATES

Chartered accountants

Hamirpur H.P.

E-mail id- manojanand1971@gmail.com

MOBILE NO. 9805493871,

ANNEXURE -8

CHARTERED ACCOUNTANT'S CERTIFICATE

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

(For the Quarter 30th June 2022)

Name of the Promoter: Mr. Suneet Kumar

Name of the Project: The Mcleo Homes

HP RERA Registration No. RERAHPKAP12170017

UDIN:-22529471ANIVYH4497

(All figures in Rs. Lakh)

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)	Rs 9.08
		Sub-Total of Land Cost 1(i)	
2.		Development Cost/Cost of Construction	
Sr. No	Particulars		Incurred Amount/ Cost (Rs.)
1	i	2	3
	a.	(i) Actual expenditure/ cost of construction incurred as per the books of Accounts as verified by the CA Note: (for adding to total cost of construction actual incurred cost is to be considered)	Rs 2648.41
		(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 equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the Project registered.	Rs 274.67
		Total 2 (i)	Rs 2923.08



MANOJ R KUMAR & ASSOCIATES
Chartered accountants
Hamirpur H.P.
E-mail id-manojanand1971@gmail.com
MOBILE NO. 9805493871,

	b.	Payment of taxes, cess, fees, charges, premiums, interest etc to any statutory authority. Project Clearance Fees (i) Fees paid to HP RERA (ii) Fees paid to T&CP Deptt. (iii) Fees paid to Local Authority (Municipal/ Panchayat) (iv) Consultant/Architect/Engineer Fees (directly attributable to Project) (v) Any other (specify)	Rs 33.82
	c.	Interest payable to financial institutions, scheduled banks, Non-Banking Financial Institution (NBFC) or money lenders on construction funding or money borrowed for construction.	Rs 265.89
3.	d.	Sub-Total of Development Cost and Construction Cost	Rs 3222.79
		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)	Rs 3231.87
4.		% Completion of Construction Work (As per Project Architect's Certificate). Certificate No. SC/MH/AR010 Dated: 19 July 2022	65.6%

This Certificate is being issued on specific request of Mr. Suneet Kumar for HP-RERA compliance. The Certificate is based on the information/records/documents/books of accounts of the Promoter and is true to the best of my knowledge and belief.

Place:

Date:

Name and Signature of Chartered Accountant with Stamp

Manoj R Kumar & Associates
Chartered Accountant
CA (Manoj)
M No 529471

UDIN:-22529471ANIVYH4497

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

Sr.	Particulars	(Rs. In Lakhs)	
		As per	During the Total



MANOJ KUMAR

MANOJ R KUMAR & ASSOCIATES

Chartered accountants

Hamirpur H.P.

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MOBILE NO. 9805493871,

No		Certificate given for last Quarter	quarter	
1.	Total Land Cost as per Sr. No. 1 (i)	Rs 9.08	-----	Rs 9.08
2.	Total Expenditure / Cost incurred as per Sr. No. 3 (d)	Rs 3136.87	Rs 85.92	Rs 3222.79
Advance from Customers				
Sr. No.	Particulars	Amount received as per Certificate given for last Quarter	Amount received during the Quarter	Total Amount
1.	Advance received from Customers	Rs 2472.13	Rs 155.34	Rs 2627.47

Separate Bank Account of the Project

Name of the Bank: STATE BANK OF INDIA.

Branch: DHARAMSHALA ROAD, KANGRA

Account Number: 40456624670.

IFSC Code: SBIN0050124

Sr.No	Particulars	Amount in Rs.
1.	Opening Balance in the Separate Bank Account of the project at the start of the reported quarter.	4,37,000/-
2.	(Add): Deposits in the Separate Bank Account of the project during the reported quarter.	1,15,05,599/-
3.	(Less): Withdrawals from the Separate Bank Account of the project during the reported quarter.	1,08,39,559/-
4.	Closing Balance in the Separate Bank Account of the project at the end of the reported quarter.	11,03,040/-

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr.No	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the Real Estate Project	Rs 1932.01
2.	Balance amount of receivables from booked apartments as per A. of sub-Annexure-X to this Certificate (As certified by Chartered Accountant based	Rs 244.81





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	upon verification of books of accounts)		
3.	i.	(i) Balance unsold inventory to be certified by management and to be verified by Chartered Accountant from the records and books of account	53
4.	ii.	(ii) Estimated amount of sales proceeds in respect of unsold inventory as per B. of sub - Annexure- 'X' to this Certificate.	Rs 3259
5.	Estimated receivables of ongoing Project. Sum of (2 + 4(ii))		Rs3503.81
6.	Amount to be deposited in Separate Bank Account – 70% or 100% (If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in Separate Bank Account?) and (If 4 is lesser than 1, then 100% of the balance receivables of ongoing Project will be deposited in the Separate Bank Account.)		70%

This Certificate is being issued by the Company as per the requirement of compliance in accordance with HP RERA Act and Rules for the Project / Phase under reference and is based on the records and documents produced before me and explanations provided to me by the management of the Company. It is based on the verification of books of accounts and another related document still(date)30/June/2022.

Place:

Date:

Name and Signature of Chartered
Accountant with Stamp
Manoj R Kumar & Associates
Chartered Accountant

UDIN:-22529471ANIVYH4497



MANOJ KUMAR

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SUB - ANNEXURE-X

Statement for calculation of Receivables from the Sales of the ongoing Real Estate Project:

A. BOOKED INVENTORY

2. In case of Flats/ Apartments: -

Sr. No.	Block/ Tower No. Nomenclature as per sanctioned plan	No. of Flats / Apartments/ units	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered parking (Sq. Mts.)	Total Unit consideration amount as per Agreement/ letter of allotment (in Rs.)	Received amount up to the end of previous Quarter (in Rs.)	Received amount up to the end of current Quarter (in Rs.)	Balance amount as on the end of current Quarter (in Rs.)
1	Block A1	21	77.51	11.42	733.59	733.59	Nil	Nil
2	Block A2	21	77.51	11.42	934.55	733.85	140.29	60.41
3	Block B1	22	98.42	10.85	990.07	990.07	Nil	Nil
4	Block B2	03	98.42	10.85	214.07	14.62	15.05	184.40
5	Block C1	0	75.70	9.73	Booking Not Open			
		0	85.23	2.89	Booking Not Open			
*Increase no. of rows to submit details of all Booked/ Sold Flats/ Apartments Note- 1 Sqm. =10.76 Sft.								

6. Total Received and Balance Receivable from sold inventory: -

Sr. No.	Total Booked Inventory of all plots, flats / apartments, villas / cottages / garages/ covered parkings, commercial units in the Real Estate Project as per A. of sub - Annexure-X	Total Received amount up to the end of current Quarter (in Rs.)	Total Balance Receivable amount as on the end of current Quarter (in Rs.)
1.	Total Balance Receivable Amount of Booked Inventory	Rs2627.47	Rs 244.81

B. UNSOLD INVENTORY VALUATION

2. In case of Flats/ Apartments: -





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Sr. No.	Block/ Tower No. Nomenclature as sanctioned plan	No. of Flats / Apartments / Units	Carpet Area (In Sq. Mts.)	Area of exclusive balcony / veranda/ covered car parking (Sq. Mts.)	Total Flats/ Apartment's consideration amount as assessed on the basis of Prevailing Market Rate (PMR) (In Rs.)	Total estimated amount of sale proceeds of all unsold Flats/ Apartments (In Rs.)
1	A-1	3	77.51	11.42	165.00	165.00
2	A-2	3	77.51	11.42	165.00	165.00
3	B-1	2	98.42	10.85	130.00	130.00
4	B-2	21	98.42	10.85	1407.00	1407.00
5	C-1	A	12	75.70	696.00	696.00
		B	12	85.23	2.89	696.00
*increase no. of rows to submit details of all not booked/ unsold Flats/ Apartments in the Real Estate Project. Note- 1 sqm. =10.76 sq.ft.						

6. Total Estimated Receivable from not Booked/ unsold inventory: -

Sr.No.	Total not booked/ unsold Inventory of all plots, flats/apartments, cottages/ villa/, garages/ covered parking, commercial units in the Real Estate Project as per B. of sub-Annexure-X	Total Estimated Amount (in Rs.)
-	Total Evaluated Amount of Unsold Inventory	Rs 3259.00

Place:

Date:

Name and Signature of Chartered Accountant with Stamp
Manoj R Kumar & Associates
Chartered Accountant
CA (Manoj)
M No-529471

UDIN:-22529471ANIVYH4497







































