

QUARTERLY PROGRESS REPORT (QPR-2)

**FOR  
PLOTTED REAL ESTATE PROJECTS**

Quarter for which information is provided <b>30<sup>th</sup> June 2022</b>		<b>Quarter ending (tick mark/Yes)</b>		
		30 <sup>th</sup> June 2022	YES	
Sr. No.	Description	Details		Remarks
1	<b>Particulars of the Real Estate Project</b>			
	Name of Project / Phase	<u><b>DURGA ENCLAVE</b></u>		
	Name of the Promoter / Co-Promoter /Company/Firm	<u><b>RAGHVINDER SINGH BISHT</b></u>		
	Location of the Project	<u><b>ROHRU</b></u>		
	Type of Project (i) Plotted	PLOTTED		
	Total Area of Land	16792 SQ METERS		
	Registration No and Validity up to	Regn No. <u><b>RERAHPSP06200073</b></u>	Validity Up to <u><b>17/01/2022</b></u>	
	Date of Start	<u><b>11/04/2017</b></u>		
	Date and number of the approved plan by competent Authority.	Order No. <u><b>HIM/TCP/APT /LIC-09/2017</b></u>	Date <u><b>11/04/2017</b></u>	
2	<b>Association of allottees</b>			
	Name, of the Association of Allottees	<u><b>N.A</b></u>		
	Address	<u><b>N.A</b></u>		
	Registration No. & date of registration certificate	<u><b>N.A</b></u>		
3	<b>Bank and Financial Details</b>			
	Account No.	<u><b>50200019587602</b></u>		
	Account Name	<u><b>RAGHVINDER SINGH BISHT</b></u>		
	Name of the Bank	<u><b>HDFC BANK LTD</b></u>		
	Address of the bank	<u><b>BRANCH ROHRU</b></u>		
	IFSC Code No.	<u><b>HDFC0002371</b></u>		
	Total amount in the account till the	<u><b>N.A</b></u>		



	end of last quarter			
	Amount Deposited	<b><u>NO SALES MADE THEREFORE THERE WAS NO INFLOW OF CASH FOR THE PROJECT</u></b>	Provide details about the source of inflow of cash, and attach extra sheet(s) as Annexure, if required	
	Expenditure, if any	<b><u>NO DEVELOPMENT WORK DONE</u></b>	Provide details and attach extra sheet(s) as Annexure, if required	
	Total Amount in the account till the end of quarter under reference	<b><u>NO AMOUNT RELATED TO PROJECT</u></b>		
	Bank Loan , if any	<b><u>YES DETAILS ATTECHED ANNEXURE 2</u></b>	Provide details and attach extra sheet(s) as Annexure , if required	
	Is project / part thereof pledged with any Bank or NBFC as collateral	<b><u>YES</u></b>	Provide details and attach extra sheet(s) as Annexure , if required	
4	<b>Details of the Inventory of the Project</b>			
(i)	<b>Plots</b>	Total Plots	Booked Plots	Remaining plots
		61	42	19
		<ul style="list-style-type: none"> <li>Please provide a schematic sketch site layout plan on A-4 size of paper showing all remaining plots with area of each respective plot and mentioning if the same is/are mortgaged (Please fill nil, if no plots in the project)</li> </ul>		
(ii)	<b>open parking if any</b>	Total Units	Booked Units	Remaining Units
		<ul style="list-style-type: none"> <li>Please provide a schematic sketch site layout plan on A-4 size of paper showing all Garages/ covered parking(s) with area and number of garages/ covered parking(s) and mentioning if the same is/ are mortgaged</li> <li>Please fill nil, if no Garages in the project</li> </ul>		
5	<b>Status of completion of Infrastructure Development</b>			
	Type	Status (Completed/ underway/Yet to be done/ not in the project)	Remark	
	Boundary wall, gate(s)	<b><u>YET TO BE DONE</u></b>	<b><u>DUE TO COVID WORK IS DELAYED</u></b>	
	Roads/paths	<b><u>UNDERWAY</u></b>		

Drainage	<u>UNDERWAY</u>							
Water Supply	<u>DONE</u>							
Electrification	<u>UNDERWAY</u>							
Sewerage	<u>UNDERWAY</u>							
Solid Waste	<u>NOT YET DONE</u>							
Solar	<u>NOT YET DONE</u>							
Parking	<u>UNDERWAY</u>							
Rain water collection and harvesting	<u>YET TO BE DONE</u>							
Green Area/Playground	<u>UNDERWAY</u>							
<b>Miscellaneous</b>								
List of Channel Partners( HP RERA Registered Agents), if any								
Channel Partner's Name(Agents)	HP RERA Registration No.							
i)								
ii)NONE								
List of Legal cases, if any								
Project	Name of Parties and Case No.	Issue involved ( in brief)						
	NONE	NONE						
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.) <b>Optional</b>	Carpet Area of the Unit and of parking, if allotted	Sale value of Unit including parking, (Optional)	Amount collected	Total amount Collected in the quarter for all units (in Rs. ) Optional
NONE				<u>NONE</u>	<u>NONE</u>			
6	<b>Latest Site Update through Media Gallery</b> Please attach photographs of the units and facilities							







Annexures:- 1)

*R. J. J.*



2)

*[Handwritten signature]*

Place:ROHRU  
Date: 20/04/2022



RAGHVINDER SINGH BISHT


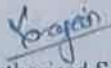

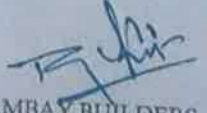
VILLAGE ANUBASA

P.O.KANSAKOTI

TEHSIL. ROHRU,DISTT SHIMLA,(H.P)

## ANNEXURE 2

### BANK DETAILS ATTACHED

<b>यूको बैंक</b>		<b>UCO Bank</b>										
<b>सम्मान आपके विश्वास का</b>	<b>UCO BANK</b>	<b>Honours Your Trust</b>										
<b>Branch Office Ram-Bazar Shimla (0925)</b>												
Ref. No: - 1060 /2019-20		Dated:- 08.07.2019										
To,												
M/s Ambay Builders Prop Shri Raghvinder Singh Bisht Village Anubasa, Shimla, HP-171207.												
<b>Sub: Sanction of Term Loan of Rs 223.00 lakhs.</b>												
We are pleased to inform you that our bank has sanctioned credit facilities as detailed hereunder:												
<table border="1" style="width: 100%;"><thead><tr><th>Nature of facility</th><th>Review/Fresh Sanction</th></tr></thead><tbody><tr><td>Term Loan</td><td>223.00</td></tr><tr><td><b>Total Fund Based (FB)</b></td><td><b>223.00</b></td></tr><tr><td>Total Non fund based (NFB)</td><td>0.00</td></tr><tr><td><b>Total (FB+NFB)</b></td><td><b>223.00</b></td></tr></tbody></table>	Nature of facility	Review/Fresh Sanction	Term Loan	223.00	<b>Total Fund Based (FB)</b>	<b>223.00</b>	Total Non fund based (NFB)	0.00	<b>Total (FB+NFB)</b>	<b>223.00</b>		
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<b>Total Fund Based (FB)</b>	<b>223.00</b>											
Total Non fund based (NFB)	0.00											
<b>Total (FB+NFB)</b>	<b>223.00</b>											
Please note that Terms & Conditions of sanction and process note is enclosed herewith forms an integral part of this sanction.												
Terms & Conditions are contained in Annexure-I.												
 Authorised Signatory		 <b>AMBAY BUILDERS</b> Prop: Raghvinder Singh Bisht										
Tel:01772653169 e-mail ID: rambaz@ucobank.co.in												



## BANK MORTGAGE PLOTS DETAILS

- Registered Mortgage of land comprised in Khata Khatoni no. 1/1 min Khasra no. 121/19 (Plot no. 55) measuring 180.00 sq mtrs in the name of Raghuvinder Singh.
- Registered Mortgage of land comprised in Khata Khatoni no. 1/1 min Khasra no. 121/20 (Plot no. 56) measuring 180.00 sq mtrs in the name of Raghuvinder Singh.

(Rs in Lacs)

Particulars	MV	RV	DV	Panel	Date
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# BANK MORTGAGE PLOTS DETAILS

						Valuer																																																
	Plot no. 55 (121/19)	18.90	17.00	16.00	Rajiv Sharma	13.03.2019																																																
	Plot no. 56 (121/20)	18.90	17.00	16.00	Rajiv Sharma	13.03.2019																																																
	Total	37.80	34.00	32.00																																																		
COLLATERAL	<p>1. Registered Mortgage of land comprised in Khata Khatoni no. 1/1 min Khasra no. 120/7, 120/8, 120/15, 120/17, 120/18, 120/19 (Plot no. 42,43,50,52,53,54) measuring 960.00 sq mtrs owned by Mr. Raghuvinder Singh (Prop.)</p> <p style="text-align: right;">(Rs in Lacs)</p> <table> <tr> <th>Particulars</th><th>Area in Sq. Mtrs</th><th>Category of Plot</th><th>MV</th><th>RV</th><th>DV</th><th>Panel Valuer</th><th>Date</th></tr> <tr> <td>Plot no. 42 (120/7)</td><td>150.00</td><td>C</td><td rowspan="6">76.50</td><td rowspan="6">69.00</td><td rowspan="6">63.00</td><td rowspan="6">Rajiv Sharma</td><td rowspan="6">17.05.2019</td></tr> <tr> <td>Plot no. 43 (120/8)</td><td>150.00</td><td>C</td></tr> <tr> <td>Plot no. 50 (120/15)</td><td>150.00</td><td>C</td></tr> <tr> <td>Plot no. 52 (120/17)</td><td>150.00</td><td>C</td></tr> <tr> <td>Plot no. 53 (120/18)</td><td>150.00</td><td>C</td></tr> <tr> <td>Plot no. 54 (120/19)</td><td>210.00</td><td>A</td></tr> <tr> <td>Total Area</td><td>960.00</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table> <p>2. Registered Mortgage of land comprised in Khata Khatoni no. 1/1 min Khasra no. 120/20, 120/21, 120/22, 120/23, 120/24 measuring 288.00 sq mtrs owned by Mr. Raghuvinder Singh (Prop.)</p> <table> <tr> <th>Particulars</th><th>Area</th><th>Category</th><th>MV</th><th>RV</th><th>DV</th><th>Panel</th><th>Date</th></tr> </table>							Particulars	Area in Sq. Mtrs	Category of Plot	MV	RV	DV	Panel Valuer	Date	Plot no. 42 (120/7)	150.00	C	76.50	69.00	63.00	Rajiv Sharma	17.05.2019	Plot no. 43 (120/8)	150.00	C	Plot no. 50 (120/15)	150.00	C	Plot no. 52 (120/17)	150.00	C	Plot no. 53 (120/18)	150.00	C	Plot no. 54 (120/19)	210.00	A	Total Area	960.00							Particulars	Area	Category	MV	RV	DV	Panel	Date
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## BANK MORTGAGE DETAILS

	in Sq. Mtrs	of Plot				Valuer	
Khasra No. (120/20)	64.00	Shopping Complex (A)	30.00	27.00	24.00	Rajiv Sharma	17.05.2019
Khasra No. (120/21)	64.00						
Khasra No. (120/22)	64.00						
Khasra No. (120/23)	64.00						
Khasra No. (120/24)	32.00						
Total Area	288.00						

DSV of Collateral mentioned at point. No.1 above	63.00
DSV of Collateral mentioned at point. No.1 above	24.00
Total Value of Collateral Security	87.00

As per the report of panel advocate, Mr. Jitender P. Ranote dated 13.06.2019, property is free from all encumbrances and charges and is fit for creating mortgage in favour of the bank.

Moreover above mentioned land is not hit by any restriction of Urban Land (Ceiling & Regulation) Act, 1976 and the same is not under any claim of Municipal or any other authority. Property is marketable, Non agriculture and as per the valuation report the salability is good.

Further property is Non agriculture and as such provisions of SARFAESI Act, 2002 (54 of 2002) are applicable to the same.