

QUARTERLY PROGRESS REPORT (QPR-1)

1.	<u>PARTICULARS OF THE REAL ESTATE PROJECT</u>		
Sr. No.	Particulars	Details	
1.1	Name of the Real Estate Project	VERMA APARTMENTS	
1.2	Phase of the Real Estate Project	-	
1.3	Name of the Promoter	SH. BALBIR SINGH VERMA	
	Name of the Co- Promoter(s)	-	
1.4	Total area of the Real Estate Project / Phase	5569.00m²	
1.5	Location of the Real Estate Project	Mouja / Mohal Malyana-II Shimla, Himachal Pradesh	
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	YES
1.7	Registration No. of the Real Estate Project	<u>RERAHP01180022</u>	
1.8	Validity of Registration Certificate	Valid from 11/5/2018	Valid up to 10/5/2021
1.9	Date of Start of the Real Estate Project / Phase	15/12/2016	
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
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 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	The undertaking to be provided duly signed by the promoter on the letter head of the firm and should be named (Annexure 3)

	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) <table border="1"> <tr> <td>31st MAR, 2022</td><td>-</td></tr> <tr> <td>30th JUN, 2022</td><td>YES</td></tr> <tr> <td>30th SEPT, 2022</td><td>-</td></tr> <tr> <td>31st DEC, 2022</td><td>-</td></tr> </table>														31 st MAR, 2022	-	30 th JUN, 2022	YES	30 th SEPT, 2022	-	31 st DEC, 2022	-
31 st MAR, 2022	-																						
30 th JUN, 2022	YES																						
30 th SEPT, 2022	-																						
31 st DEC, 2022	-																						
2.	<u>BANK DETAILS</u> (Account separately opened for 70% / 100% of amount realized from Allottees)																						
2.1	Account No.	20163038371																					
2.2	Account Name	Balbir Singh Verma																					
2.3	Bank Name	Allahabad BANK																					
2.4	Branch Name	Mall Shimla HP																					
2.5	IFSC Code	ALLA0211936																					
2.6	Branch Address	Allahabad Bank, The Mall Shimla, HP																					
3	<u>DETAILS OF THE INVENTORY OF THE PROJECT</u>																						
3.1	Total Plot Booking Details																						
	From Date	To Date	Total Plots (Nos)			Plots Booked / Sold previously till the end of previous Quarter (Nos)			Plots Booked / Sold in this Quarter (Nos)			Remaining Plots (Nos)											
			Re	Co	Pu	Re	Co	Pub	Res	Co	Pub.	Resi	Com.	Pu									
	1 st April 2022	30 th June 2022	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL									
*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	Mortgage If any, plot wise										
			Residential			Commercial			Public/Semi														

									Statu	
			Plot No	Area (Sqm)	Plot No	Area (Sqm)	Plot No	Area (Sqm)		
	1 st April 2022	30 th June 2022	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
			NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
			NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL

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 (Nos)	Total Flats/ Apartments Booked/Sold previously till the end of previous Quarter (Nos)	Total Flats/ Apartments Booked/Sold in this Quarter (Nos)	Total remain ing Flats/ Apartme (Nos)
	1 st April 2022	30 th June 2022	Block A-34	32	-	2
			Block B-36	36	-	NIL

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

3.4	Details of Individual Flats/ Apartments								
	Fro	To Date	Detail of Total Flats/ Apartments Booked / Sold till the end of this Quarter					Poss ession Status	Mortgag If any, Flat/ Apartm ent wise
			Block	Flat / Apartment Name / No.	Carpe Area (Sqm)	Area of exclusi balcony if any (Sqm)	Area of exclusi terrace, if any (Sqm)		
	1 st April 2022	30 th June 2022	Block-A	Flat No.-1	1000	-	-	NOT	NIL
				Flat No.-3	1000	-	-	NOT	NIL
				Flat No.-4	1000	-	-	NOT	NIL

				Flat No.-5	1000	-	-	NOT	NIL
				Flat No.-6	1000	-	-	NOT	NIL
				Flat No.-7	1000	-	-	NOT	NIL
				Flat No.-8	1000	-	-	NOT	NIL
				Flat No.-9	1000	-	-	NOT	NIL
				Flat No.-10	1000	-	-	NOT	NIL
				Flat No.-11	1000	-	-	NOT	NIL
				Flat No.-12	1000	-	-	NOT	NIL
				Flat No.-14	1000	-	-	NOT	NIL
				Flat No.-15	1000	-	-	NOT	NIL
				Flat No.-16	1000	-	-	NOT	NIL
				Flat No.-17	1000	-	-	NOT	NIL
				Flat No.-18	1000	-	-	NOT	NIL
				Flat No.-19	1000	-	-	NOT	NIL
				Flat No.-20	1000	-	-	NOT	NIL
				Flat No.-21	1000	-	-	NOT	NIL
				Flat No.-22	1000	-	-	NOT	NIL
				Flat No.-23	1000	-	-	NOT	NIL
				Flat No.-24	1000	-	-	NOT	NIL
				Flat No.-25	1000	-	-	NOT	NIL
				Flat No.-26	1000	-	-	NOT	NIL
				Flat No.-27	1000	-	-	NOT	NIL
				Flat No.-28	1000	-	-	NOT	NIL
				Flat No.-29	1000	-	-	NOT	NIL
				Flat No.-30	1000	-	-	NOT	NIL
				Flat No.-31	1000	-	-	NOT	NIL
				Flat No.-32	1000	-	-	NOT	NIL
				Flat No.-33	1000	-	-	NOT	NIL
				Flat No.-34	1000	-	-	NOT	NIL
			Block- B	Flat No.-1	1000	-	-	NOT	NIL
				Flat No.-2	1000	-	-	NOT	NIL
				Flat No.-3	1000	-	-	NOT	NIL
				Flat No.-4	1000	-	-	NOT	NIL
				Flat No.-5	1000	-	-	NOT	NIL
				Flat No.-6	1000	-	-	NOT	NIL
				Flat No.-7	1000	-	-	NOT	NIL

				Flat No.-8	1000	-	-	NOT	NIL
				Flat No.-9	1000	-	-	NOT	NIL
				Flat No.-10	1000	-	-	NOT	NIL
				Flat No.-11	1000	-	-	NOT	NIL
				Flat No.-12	1000	-	-	NOT	NIL
				Flat No.-13	1000	-	-	NOT	NIL
				Flat No.-14	1000	-	-	NOT	NIL
				Flat No.-15	1000	-	-	NOT	NIL
				Flat No.-16	1000	-	-	NOT	NIL
				Flat No.-17	1000	-	-	NOT	NIL
				Flat No.-18	1000	-	-	NOT	NIL
				Flat No.-19	1000	-	-	NOT	NIL
				Flat No.-20	1000	-	-	NOT	NIL
				Flat No.-21	1000	-	-	NOT	NIL
				Flat No.-22	1000	-	-	NOT	NIL
				Flat No.-23	1000	-	-	NOT	NIL
				Flat No.-24	1000	-	-	NOT	NIL
				Flat No.-25	1000	-	-	NOT	NIL
				Flat No.-26	1000	-	-	NOT	NIL
				Flat No.-27	1000	-	-	NOT	NIL
				Flat No.-28	1000	-	-	NOT	NIL
				Flat No.-29	1000	-	-	NOT	NIL
				Flat No.-30	1000	-	-	NOT	NIL
				Flat No.-31	1000	-	-	NOT	NIL

				Flat No.-32	1000	-	-	NOT	NIL
				Flat No.-33	1000	-	-	NOT	NIL
				Flat No.-34	1000	-	-	NOT	NIL
				Flat No.-35	1000	-	-	NOT	NIL
				Flat No.-36	1000	-	-	NOT	NIL

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

3.5 Brief Details of All Villas / Cottages

Fro	To Date	Total Villas/ Cottages (Nos)	Villas/ cottages booked / sold previously (Nos)	Villas/ Cottages booked / sold in this Qtr (Nos)	Remaining Villas/ Cottages (Nos)	Carpet Area of Villa / Cottage (Sqm)	Area of exclusive lawn / terrace if any, (Sqm)	Possession Status	Mortgage If any, Villa/ Cottage wise
1 st April 2022	30 th June 2022	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL

indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-5**

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 Qtr (Nos)	Remaining Garages (Nos)
1 st April 2022	30 th June 2022	70 units	68	-	2

indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-6**

3.7 Details of Individual Garages/ Parkings

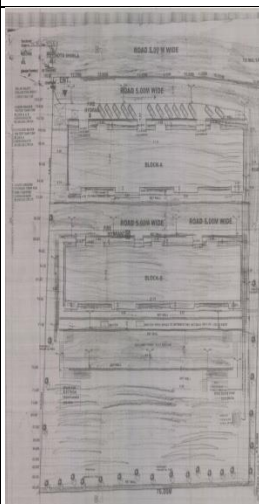
From Date	To Date	Detail of total Garages / Parkings sold / booked till the end of this Quarter	Possession Status	Mortgage If any, Garage/ Covered Parking
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									wise
			Block/ Tower / No. as per sanctione d plan	Garage /Co vered Parking No.	Type of Garage/ Covered Parking	Carpe Area (Sqm)	Addition al detail if any		
	1 st April 2022	30 th June 2022	Block-A & B	68	covered	21	NIL	NO	NO
	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)	Remainin g Commer cial Units/S hops (Nos)			
	1 st April 2022	30 th June 2022	Shops-2 <small>One Floor is Commercial</small>	NIL	NIL	2			
	*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	Mortga If any , Comm ercial Unit wise	
			Block/ / No. as per sanctioned plan	Commer cial Unit / Shop No.	Type Shop/ Office/ Other	Carpet Area (Sqm)	Addition al if any		
	1 st April	30 th	SHOPS	NIL	NIL	NIL	NIL	NIL	NIL


	2022	June 2022							
**Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-9									
4.	<u>STATUS OF PHYSICAL COMPLETION OF WORKS</u>								
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				
		NIL	NIL	NIL					
		NIL	NIL	NIL					
		NIL	NIL	NIL					
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 - A		100%	10-May-2025					
	BLOCK- B		100%	10-May-2025					
	SHOPS		45%	10-May-2025					
schematic Sketch on A-4 size of Paper SCHEME SKETCH-11									
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				
	NIL		NIL	NIL	NIL				
	NIL		NIL	NIL	NIL				
	NIL		NIL	NIL	NIL				
schematic Sketch on A-4 size of Paper SCHEME SKETCH-12									
4.4	Details of status of Completion of Work in Case of Garages/ Covered Parking (Nomenclature as Sanctioned Plan)								
	Garage/ Covered Parking wise details		% of completion	Likely completion date	Remarks				
	Garage/Covered parking-1		45%	10-May-2025					
schematic Sketch on A-4 size of Paper SCHEME SKETCH-13									
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		40%	10-May-2025					
schematic Sketch on A-4 size of Paper SCHEME SKETCH-14									

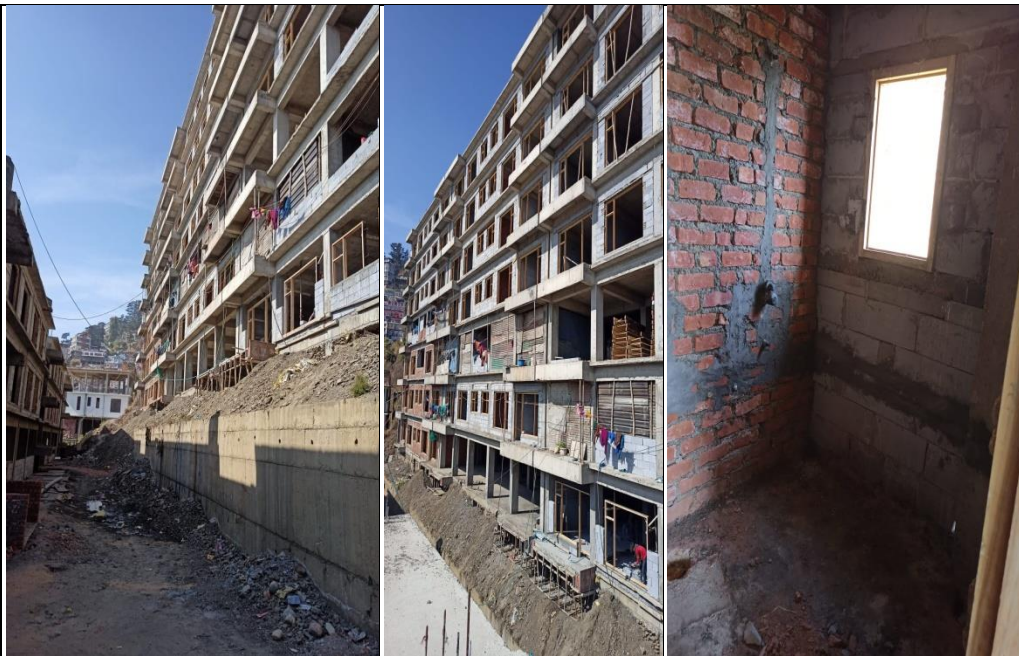
5.	<u>STATUS OF COMPLETION OF INFRASTRUCTURE DEVELOPMENT</u>			
	Components	% of completion	Likely completion date	Remarks
5.1	A-Services			
i.	Roads and Pavements	60%		
ii.	Parking	45%		
iii.	Water Supply	0%		
iv.	Sewerage	0%		
v.	Electrification	0%		
vi.	Storm Water Drainage	0%		
vii.	Parks and Play Grounds	50%		
viii.	Street Light	0%		
ix.	Renewable Energy System	-		
x.	Security and Fire Fighting Services	6%		
xi.	Sewerage Treatment Plant (STP)	0%		
xii.	Underground Tank	0%		
xiii.	Rain Water Harvesting	0%		
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	-		
	schematic Sketch on A-4 size of Paper SCHEME SKETCH-15			
6.	<u>FINANCIAL PROGRESS(COST AND EXPENDITURE ON THE PROJECT)</u>			

Sr.No	Particulars	Amount (in Rs.)				
6.1	Total estimated cost of the Project Copy should be attached (Annexure 5)	27,71,05,136/-				
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)	25152830	NIL	NIL		
ii	Estimated Cost of construction of apartments / commercial area / Mixed use development	18,00,00,000	6,00,00,000/-	120000000		
iii	Estimated Cost of infrastructure and other structures/community facilities	7,00,00,000	14,25,000/-	68575000		
iv	Other costs including External Development Charges (EDC), Internal Development Charges (IDC), Taxes, Levies, Cess etc.	19,52,306	1941764/-	10542		
-	TOTAL	27,71,05,136	63366764	188585542		
6.3	(i) Total estimated expenditure incurred till the end of Quarter under reference	6,33,66,764/-				
	(ii) Expenditure of total estimated cost in %	22.86%				
6.4	Whether the project is on schedule as per the actual expenditure.					
	(i) Specify the reasons, if not as per schedule	NIL				
	(ii) Mention details on how to overcome the backlog	NIL				
7.	<u>DETAILS OF FINANCIAL TRANSACTIONS IN SEPARATE BANK ACCOUNT</u>					
	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.)
	1 st April 2022	30 th June 2022	-145.47	1,16,57,038	1,16,31,879.80	25,012.73
8.	<u>GOVERNMENT DUES AND PAYMENT DETAILS</u>					

	Description of Head					Amount (in Rs.)	Image of Receipt (jpeg)
8.1	Development fee / Planning Permission Fee / Change of Land Use fee etc.					NIL	NIL
8.2	Infrastructure charges/ fees paid to any other authority e.g. NH/PWD/HPSEB/PCB/ULB for NOC					NIL	NIL
8.3	Compounding Charges/ Regularization charges					NIL	NIL
8.4	Total					NIL	NIL
9.	<u>DETAILS OF SANCTION AND REVISED / COMPLETION SANCTION</u>						
	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	Site Plan	71(AP)	3.3.2016	1	1		
9.2	Sanctioned Building Plans	71(AP)	3.3.2016	7	7	Attached with mail	
10.	<u>MISCELLANEOUS</u>						
10.1	List of Channel Partners(HP RERA Registered Agents)						
	Channel Partner's Name					HP RERA Registration No.	
	i.	NIL				NIL	
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.	NIL	NIL	NIL		NIL			
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.)
	1	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
10.4	Latest marketing collateral, if any								Provide brief details
10.5	Copy of latest advertisement details, if any								Provide brief details

11.	<u>LATEST SITE UPDATE THROUGH MEDIA GALLERY</u>							
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)
	1 st Jan 2022	31 st Mar 2022	NIL	NIL	NIL	NIL	NIL	NIL
11.2	Flats / Apartments							
	1 st April 2022	30 th June 2022						
11.3	Villas / Cottages							
	1 st April	30 th June 2022	NIL	NIL	NIL	NIL	NIL	NIL

	2022							
11.4	Commercial Units (Shops, Offices, Others etc)							
	1 st April 2022	30 th June 2022						
11.5	Facilities like Swimming Pool, Club House, Gym , Central Greens, Parking etc.							
	1 st April 2022	30 th June 2022	NIL	NIL	NIL	NIL	NIL	NIL

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
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
12.7	Certificate by an Architect in practice to certify progress of construction work of the project at the end of the quarter, to be submitted to HP RERA	Annexure -6
12.8	Certificate by an Engineer in practice to certify cumulative cost incurred upon construction work of the project at the end of the quarter, to be submitted to HP RERA	Annexure -7
12.9	Certificate by a Chartered Accountant in practice to certify withdrawal of money from separate Bank Account at the end of the quarter, to be submitted to HP RERA	Annexure - 8
12.10	Certificate by an Architect in practice to certify progress of construction work at the time of withdrawal of money from Separate Bank Account, to be submitted to the Bank	Annexure - 9
12.11	Certificate by an Engineer in practice to certify 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

Place: Shimla

Date: 11/2/21

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

Section - I

New Sections

ARCHITECT'S CERTIFICATE
(For the period till June 2022)

Certificate No. 111

To,

Mr. Balbir Singh Verma
House no 4-B, Lane no- 7
New Shimla Himachal Pardesh

**Subject:-Certificate of Percentage of Completion of Construction / Development work of
Verma Apartments.**

Ref: HP RERA Registration No. RERAHP01180022

Sir,

I / We Sahil Chauhan have undertaken assignment as Architect for the Construction / Development Work of the project **VERMA APARTMENTS** situated at **Shimla, Himachal Pradesh** admeasuring **5569** sq.mtr. area being developed by **Mr. Balbir Singh Verma.**

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 **Verma Apartments**, 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-

Block/ Tower A

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	Done	N/A	100%
2	Basement	-	-	
3	Super Structure (Column and lintel up to Slab bottom Level)	21	17	100%
4	Slabs	21	17	
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouting (v) Painting	Done Done Not done Not done		100% 100% 100% 100%
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	Not done		50%
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	done		60%
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	Not done		20%
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	Not done	N/A	—

Block/ Tower B

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	Done		100%
2	Basement	-	-	-
3	Super Structure (Column and lintel up to Slab bottom Level)	21	21	100%
4	Slabs	21	21	100%
5*	Internal task/activities to each of the Flat/ Premises – Bricks wall (i) Joinery (doors and windows) (ii) Plaster (iii) Flooring (iv) Painting	Done Done Not done Not done Not done		100% 100% 100%
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	Not done		65%
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Done		65%
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	Not done		65%
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	Not done		~

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	Y	60%	
2.	Water Supply Line	Y	Temporary	
3.	Sewerage (chamber, lines, Septic Tank)	Y	yet to be connect	
4.	Sewage Treatment Plant (STP)	Y		Due to non-construction of houses by the plot holders, the further work has been paused.
5.	Storm Water Drains	Y	—	—
6.	Landscaping & Tree Planting	Y	—	—
7.	Street Lighting	Y	—	—
8.	Community Buildings/ Club House	-	—	—
9.	Solid Waste Management & Disposal	-	—	—
10.	Water conservation, Rain Water Harvesting	Y	—	—
11.	Energy Management / Sub-station	-	—	—
12.	Fire protection and fire safety requirements	Y	—	—
13.	Open area (Park)	Y	—	—
14.	Boundary Wall & Main Gate	Y	—	—
15.	Security Service	-	—	—
16.	Others (As per Brochure) (Option to add more)	-	-	-

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.	18	16	—
2	Overall percentage of development completed as per Table-B.	16	12	✓
3*	Overall percentage of completion of the project			43% 60%.

Signature of Architect
 Sr. Sahil Chauhan
 License No. 1349/2022/TCP

Name: Sahil Chauhan.

Address: SCO Maple Plaza.

AadharNo:

Pan No: BVKPC8651B.

Mob No. 7048000008

Email id: chahan - Sahil22

License No. or Authority: 1349/2022/TCP

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ENGINEER'S CERTIFICATE
(For the period till June 2022)

Certificate No. 117

To
Mr. Balbir Singh Verma
House no 4-B, Lane no- 7
New Shimla Himachal Pardesh

Subject: Certificate of Cost Incurred for Development of Verma Apartments.

Ref: HP RERA Project Registration No. *RERAHPSP01180022*.

Sir,

I / We Sahil Chauhan have undertaken assignment for the Verma Apartments Project, situated at **Village Shimla, Himachal Pradesh** admeasuring **5,569** sq.mtr. area, being developed by **Mr. Balbir Singh Verma**.

1. I have prepared the Detailed Cost of Estimate of the above cited project considering all items of works that are required to be executed up to completion of the project. My estimated cost calculations are based on the sanctioned plans made available to me for the project by the Promoter and based on the Schedule of Items and quantity for the entire work as calculated by me and the site inspection carried out by me.
2. I certify that the Cost of the Civil, Mechanical, Electrical, Plumbing and allied works for the aforesaid Project, as completed on the date of this Certificate is as given in **Table-A** and **Table-B** herein below:

TABLE-A

Apartments/Buildings Construction (Excluding Cost of land)

Sr. No	Particulars	Amounts (In Rs)
(i)	(ii)	(iii)
1	Total Estimated Cost	18,00,00,000/-
2	Cost incurred as on 30 Sept 2021 (based on the Estimated items)	15,25,00,000/-
3	If Cost incurred for items other than estimated items	NIL
4	Balance Cost to be incurred (Based on Estimated items) [A(1)(iii)-(A(2)(iii)+A(3)(iii))]	2,75,00,000/-
5	Work done in percentage [A(2)(iii)+A(3)(iii)/A(1)(iii)]x100 (as percentage of the estimated cost)	

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 Sept 2021	7,19,52,306/-
2	Cost incurred as on 30 Sept 2021 (based on the Estimated items)	6,19,41,764/-
3	If cost incurred for items other than Estimated items	NIL
4	Balance cost to be incurred (based on estimated items) [B(1)(iii) - (B(2)(iii)+B(3)(iii))]	10,00,00,000/- 10,00,00,000/-
5	Work done in percentage [B(2)(iii)+B(3)(iii) / B(1)(iii)]x100 (as percentage of the estimated cost)	

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)]	251952306
2	Total Cost incurred [Table A(2)(iii)+A(3)(iii)+Table B (2)(iii) +Table B (3) (iii)]	214441764
3	Total work done in percentage [as per Table][C(2)(iii)/ C(1)(iii)]X 100]	—
4	The balance cost to complete the project [Table A(4)(iii)+Table B (4)(iii)]	37510542

Er. Sahil Chauhan
Regd No. 1349/2020(TCP)
SCO NO. 303 Maple Building
3rd floor Bhattakufar Sanjuli Shimla

Date: 28/07/22
Place: Shimla

Name: Sahil Chauhan.
Aadhar No: 90733592167
Pan No: BVKPC8651B
Mob No: 7048000008
Email id: Chauhan_sahil22@gmail.com
Address: SCO Maple Plaza Building Bhattakufar
License No: 1349/2022 (TCP)
Certificate No: 117

BRIJ GUPTA & CO.



Chartered Accountants

Head Office: H. No.:729-A (Basement), Near HUDA Offices, Sector-8, Panchkula – 134109 (Haryana).

Ph.: 0172-4654660, Mob. No.: 98887-68478 E-mail: cagauravgoyal27@gmail.com ; bmg729@yahoo.com

CERT/2022-23/038

UDIN : 22546773ANVSCO1534

ANNEXURE -8

CHARTERED ACCOUNTANT'S CERTIFICATE

(For the Quarter ending June 2022)

Name of the Promoter- **Sh. Balbir Singh Verma**

Name of the Project- **Verma Apartments**

HP RERA Registration No - **RERAHPSP01180022**

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)	2,51,52,830/-
		Sub-Total of Land Cost 1(i)	2,51,52,830/-
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)	15,25,00,000/-
		(ii) On-site expenditure for development of entire Project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout, roads etc.), cost of machineries and equipments including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the Project registered.	6,00,00,000
		Total 2 (i)	21,25,00,000/-

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
2. S.C.F. 499, First Floor, Motor Market, Manimajra, Chandigarh (U.T.) – 160101.
3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

	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)	19,41,764
	c.	Interest payable to financial institutions, scheduled banks, Non-Banking Financial Institution (NBFC) or money lenders on construction funding or money borrowed for construction;	NIL
3.	d.	Sub-Total of Development Cost and Construction Cost	21,44,41,764
		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)	23,95,94,594/-
4.		% Completion of Construction Work (As per Project Architect's Certificate) Certificate No.....dated.....	60%

This Certificate is being issued on specific request of Sh. Balbir Singh Verma 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: Zirakpur
Date: 29.07.2022

For Brij Gupta and Co.
Chartered Accountants



CA Gaurav Goyal
Partner
M. No. : 546773
FRN : 003070N

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
2. S.C.F. 499, First Floor, Motor Market, Manimajra, Chandigarh (U.T.) – 160101.
3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

Sr. No	Particulars	As per Certificate given for last Quarter	During the quarter	Total
1.	Total Land Cost as per Sr. No. 1 (i)	2,51,52,830	-	2,51,52,830
2.	Total Expenditure / Cost incurred as per Sr. No. 3 (d)	20,44,41,764	1,00,00,000	21,44,41,764
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	20,06,96,040	-	20,06,96,040

Separate Bank Account of the Project		
Name of the Bank- Allahabad Bank		
Branch- Allahabad Bank, The Mall Shimla, HP		
Account Number- 20163038371		
IFSC Code- ALLA0211936		
Sr.No	Particulars	Amount in Rs. *
1.	Opening Balance in the Separate Bank Account of the project at the start of the reported quarter.	-145.47
2.	(Add): Deposits in the Separate Bank Account of the project during the reported quarter.	1,16,57,038
3.	(Less): Withdrawals from the Separate Bank Account of the project during the reported quarter.	1,16,31,879
4.	Closing Balance in the Separate Bank Account of the project at the end of the reported quarter.	25,012.73

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
2. S.C.F. 499, First Floor, Motor Market, Manimajra, Chandigarh (U.T.) – 160101.
3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the Real Estate Project	22,71,05,136
2.	Balance amount of receivables from booked apartments as per A. of sub-Annexure-X to this Certificate (As certified by Chartered Accountant based upon verification of books of accounts)	13,93,03,960
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	Residential Flats and Commercial Shops
4.	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per B. of sub - Annexure- 'X' to this Certificate.	
5.	Estimated receivables of ongoing Project. Sum of (2 + 4(ii))	15,85,03,960
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.)	15,85,03,960

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 other related documents till date.

Place: Zirakpur
Date: 29.07.2022

For Brij Gupta and Co.
Chartered Accountants



CA Gaurav Goyal
Partner
M. No. : 546773
FRN : 003070N

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
2. S.C.F. 499, First Floor, Motor Market, Manimajra, Chandigarh (U.T.) – 160101.
3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

SUB - ANNEXURE-X

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

A. BOOKED INVENTORY

1. In case of Flats/ Apartments:-

Sr. No.	Block/ Tower No. Nomenclature as per sanctioned plan	No. of Flats / Apart ments/ units	Carp et Area (in Sq. Mts.)	Area of exclusiv e balcony / veranda / covered parking (Sq. Mts.)	Total Unit considerati on 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 A	32	92.9	-	50,00,000	9,58,46,040	-	6,41,53,960
2	Block B	36	92.9	-	50,00,000	10,48,50,000	-	7,51,50,000
	Total	68				20,06,96,040	-	13,93,03,960

2. 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	20,06,96,040	13,93,03,960

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
2. S.C.F. 499, First Floor, Motor Market, Manimajra, Chandigarh (U.T.) – 160101.
3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

B. UNSOLD INVENTORY VALUATION

1. 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 car parking (Sq. Mts.)	Total Flats/ Apartments 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.	Block A	2	92.9	-	41,00,000	82,00,000
	TOTAL	2				82,00,000

2. In case of Commercial Building:-

Sr. No.	Shop/ Commercial Unit no. Nomenclature as per sanctioned plan	No. of Shop/ Commercial unit	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / covered parking / lawn (Sq. Mts.)	Total unit consideration amount as per Agreement/ letter of allotment (in Rs.)	Balance amount as on the end of current Quarter (in Rs.)
1.	SHOPS	2	92.9	-	55,00,000/-	1,10,00,000/-
	TOTAL	2				1,10,00,000

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
2. S.C.F. 499, First Floor, Motor Market, Manimajra, Chandigarh (U.T.) – 160101.
3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

3. 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	1,92,00,000/-

Place: Zirakpur
Date: 29.07.2022

For Brij Gupta and Co.
Chartered Accountants



CA Gaurav Goyal
Partner
M. No. : 546773
FRN : 003070N

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
2. S.C.F. 499, First Floor, Motor Market, Manimajra, Chandigarh (U.T.) – 160101.
3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

ARCHITECT'S CERTIFICATE

(To be submitted WITH BANK at the time of withdrawal from Separate Bank Account)

Certificate No. 114


To
Mr. Balbir Singh Verma
House no 4-B, Lane no- 7
New Shimla Himachal Pardesh

Subject:- Certificate of progress of work, Percentage of Completion of Development / Construction work in Verma Apartments bearing Registration No RERAHPSP01180022 for withdrawal from the Separate Bank Account.

Sir,

I/We Sahil Chauhan have undertaken assignment as Architect for the professional architectural services for the above cited Project, coming up on Khasra No. 1017,1018,1019,1020,1021,1022,1023,1024,1025,1026 at Shimla, Himachal Pradesh, being developed by Mr. Balbir Singh Verma.

With respect to the aforesaid Real Estate Project, I certify that the percentage of work done, for the Development and Construction work is _____ of Real Estate Project Verma Apartments as worked out in the June 2022 ending Quarterly Progress Report submitted vide Certificate No. 114 dated....., (copy enclosed).


Er. Sahil Chauhan
Regd. No. 1349/2020(TCP)
SCO NO 303 Maple Building
3rd floor Bhaktakul
Shimla

Name Sahil Chauhan
Address SCO Maple Palaza Building.
Aadhar No. 90733 5921 67
Pan no. BVKPC 8651B
(License No or Authority 1349/2022 (TCP))
Mobile Number: 70480 00008
Email ID Chauhan - Sahil22@gmail.com.

Date: 28/07/22

Place: Shimla

ENGINEER'S CERTIFICATE

(To be submitted at the time of withdrawal from Separate Bank Account)

Certificate No. 116

To
Mr. Balbir Singh Verma
House no 4-B, Lane no- 7
New Shimla Himachal Pardesh

Subject:- Certificate of estimated expenditure for Development/
Construction work in Verma Apartments bearing Registration No.
RERAHPSP01180022 for withdrawal from the Separate Bank
Account.

Sir,

I/We Sahil Chauhan have undertaken assignment as
Engineer for the professional engineering services for the above cited Project,
coming up on Khasra No(as per Annexure 3 attached herewith) at Shimla,
Himachal Pradesh being developed by Mr. Balbir Singh Verma.

With respect to the aforesaid Real Estate Project, I certify that the
total estimated expenditure/ cost incurred for the Development/ Construction
work of Real Estate Project Verma Apartments is Rs 375,10,542/-
as worked out in the June 2022 ending Quarterly Progress Report submitted
vide Certificate No. 116 dated 28/7/22 (copy enclosed).

Signature of Sahil Chauhan
Regd. No. 1349/2022 (TCP)
SCO NO. 303 Mapple Building
3rd floor Bhaktapur Sanjuli Shimla

Name.

Sahil Chauhan

Aadhar No

90733592167

Pan No.

BVKPC 8651B

Mob No.

7048020008

Email id

Chauhan Sahil

Address

SCO Mapple Palaza 22 @

License No.

1349/2022 (TCP)

Certificate No.

116Date: 28/07/22Place: Shimla

BRIJ GUPTA & CO.



Chartered Accountants

Head Office: H. No.:729-A (Basement), Near HUDA Offices, Sector-8, Panchkula – 134109 (Haryana).

Ph.: 0172-4654660, Mob. No.: 98887-68478 E-mail: cagauravgoyal27@gmail.com; bmg729@yahoo.com

ANNEXURE -11

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of withdrawal from Separate Bank Account)

To,

Sh. Balbir Singh Verma
Shimla Himachal Pardesh

Subject:- Certificate of estimated expenditure for Development/ Construction work in **Verma Apartments** bearing Registration No. **RERAHP01180022** for withdrawal from Separate Bank Account.

Sir,

We, Brij Gupta and Co. are the Chartered Accountants for the professional accountancy services for the above cited Project, coming up on Khasra No 1017,1018,1019,1020,1021,1022,1023,1024,1025,1026 at **Shimla, Himachal Pradesh**, being developed by **Sh. Balbir Singh Verma**.

With respect to the aforesaid Real Estate Project, I certify that the total expenditure/ cost incurred for the Development/ Construction work of Real Estate Project on the basis of information, records, documents and books of Accounts of the Promoter for Verma Apartments is Rs 21,44,41,764/- as worked out in the beginning to June, 2022 ending Quarterly Progress Report submitted vide Certificate No 038 dated 29.07.2022 (copy enclosed).

Place: Zirakpur

Date: 29.07.2022

For Brij Gupta and Co.

Chartered Accountants



CA Gaurav Goyal
Partner
M. No. : 546773
FRN : 003070N

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
2. S.C.F. 499, First Floor, Motor Market, Manimajra, Chandigarh (U.T.) – 160101.
3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

