

QUARTERLY PROGRESS REPORT(QPR-1)
FOR
COMPLETED REAL ESTATE PROJECTS

(Applicable only for those real estate projects, the completion plan of which is approved by the competent authority)

Quarter for which information is provided		Quarter ending (tick mark/Yes)		
		31 st MAR, 2022	-	
		30 th JUN, 2022	YES	
		30 th SEPT, 2022	-	
		31 st DEC, 2022	-	
Sr. No.	Description	Details		Remarks
1	Particulars of the Real Estate Project			
	Name of Project / Phase	GURPAL SINGH DEVELOPERS AND PROMOTERS		
	Name of the Promoter / Co-Promoter /Company/Firm	GURPAL SINGH		
	Location of the Project	VILLAGE HARIPUR SANDOLI TEHSIL NALAGARH, DISTT. SOLAN		
	Type of Project (i) Plotted (ii) Residential (iii) Commercial (iv) Mix Land Use	YES		
	Total Area of Land	14299.4 m ²		
	Registration No and Validity up to	Regn No. RERAHPSOP02190051	Validity Up to 10.2.2030	
	Date of Start	8.4.2010		
	Date of completion with approval number of completion plan by competent Authority.	Order No. HIM/TP/APT/LIC-48/2014-Sh. Guralpal Singh Dev. & Pro./2020/2879-82	Date 24.7.2020	
2	Association of allottees			
	Name, of the Association of Allottees	<u>NIL</u>		
	Address	<u>NIL</u>		
	Registration No. & date of regn certificate	<u>NIL</u>		
3	Bank and Financial Details			

Account No.	50200002745566				
Account Name	Gurpal Singh Developers and Promoters				
Name of the Bank	HDFC Bank Ltd				
Address of the bank	A-4-A-5, Big- B Complex, Village Sandholi, Sai Road Baddi, Distt. Solan, Baddi- 173205(HP)				
IFSC Code No.	HDFC0000650				
Total amount in the account till the end of last quarter	951780.54				
Amount Deposited	6849985.84			Provide details about the source of inflow of cash, and attach extra sheet(s) as Annexure, if required	
Expenditure, if any	6968534			Provide details and attach extra sheet(s) as Annexure, if required	
Total Amount in the account till the end of quarter under reference	833232.38				
Bank Loan , if any	NIL			Provide details and attach extra sheet(s) as Annexure , if required	
Is project / part thereof pledged with any Bank or NBFC as collateral	NIL			Provide details and attach extra sheet(s) as Annexure , if required	
4	Details of the Inventory of the Project				
(i)	Plots	Total Plots	Booked Plots	Remaining plots	Mortgage plot(s), if any
		NIL	NIL	NIL	NIL
		<ul style="list-style-type: none"> 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 			
(ii)	Flats	Total Flats	Booked Flats	Remaining Flats	Mortgage Flats(s), if any
		NIL	NIL	NIL	NIL
		<ul style="list-style-type: none"> Please provide a schematic sketch site layout plan on A-4 size of paper showing all blocks/ towers with number of remaining flat(s) with area and number of each respective flat(s) and mentioning if the same is/ are mortgaged 			

(iii)		<ul style="list-style-type: none"> Please fill nil, if no flats in project 			
	Cottages	Total Flats	Booked Flats	Remaining Flats	Mortgage Flats(s), if any
		<u>NIL</u>	<u>NIL</u>	<u>NIL</u>	<u>NIL</u>
		<ul style="list-style-type: none"> Please provide a schematic sketch site layout plan on A-4 size of paper showing all cottage(s) with area and number of Cottage(s) and mentioning if the same is / are mortgaged Please fill nil, if no cottages in the project 			
(iv)	Commercial Units(Shops/ offices/Commercial flat)	Total Units	Booked Units	Remaining Units	Mortgage Units(s), if any
		101	71	30	<u>NIL</u>
		<ul style="list-style-type: none"> Please provide a schematic sketch site layout plan on A-4 size of paper showing all commercial unit(s) with area and number of unit(s) and mentioning if the same is/ are mortgaged Please fill nil, if no commercial unit(s) in the project 			
	Garages/ covered parking	Total Units	Booked Units	Remaining Units	Mortgage Units(s), if any
<u>NIL</u>		<u>NIL</u>	<u>NIL</u>	<u>NIL</u>	
<ul style="list-style-type: none"> 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. Please fill nil, if no Garages in the project 					
(v)	HANDING OVER OF COMMON AREAS AND FACILITIES, IF ANY				
(vi)	list of common areas and services being provided		Date of Handing over to the Association of Allottee		Likely Date of handing over /Remarks, if any
	<u>NIL</u>		<u>NIL</u>		<u>NIL</u>
	<u>NIL</u>		<u>NIL</u>		<u>NIL</u>
(vii)	MAINTENANCE CHARGES				
	Who is facility provider/ managing the services/ facilities, presently		Charges per month / per annum for services being provided, as mentioned at serial no. 6 with breakup of charges for each service and tax/GST component .Attach the details as Annexure -		
	Promoter/ service provider on behalf of the promoter	Whether by Association of Allottee	<u>NIL</u>		
5	Status of completion of Infrastructure Development				
	Type	Status (Completed/ underway/Yet to be done/ not in the project)	Remark		
	Boundary wall, gate(s)	Completed			

Roads/paths	Completed							
Drainage	Completed							
Water Supply	Completed							
Electrification	Completed							
Sewerage	Completed							
Solid Waste	Completed							
Solar	Completed							
Parking	Completed							
Rain water collection and harvesting	Completed							
Green Area/Playground	Completed							
Miscellaneous								
List of Channel Partners(HP RERA Registered Agents)								
Channel Partner's Name(Agents)	HP RERA Registration No.							
i) NIL	NIL							
List of Legal cases, IF ANY								
Project	Name of Parties and Case No.	Issue involved (in brief)						
NIL	NIL	NIL						
NIL	NIL	NIL						
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 .) Optional	Carpet Area of the Unit and of parking, if allotted	Sale value of Unit including parking, (Optional)	Amount Collected Optional	Total amount Collected in the quarter for all units (inRs.) Optional
1.	Shop No.-47	Santosh	08/04/2022		54.33			
2.	Shop No.-86	Jagmohan Gulati & Vashali Gulati	30/06/2022		60.24			
3.	Shop No.-88	Deepshikha Sharma	23/06/2022		60.24			

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Latest Site Update through Media Gallery

Please attach photographs of the units and facilities



Annexures:- 1) Schematic Sketches

Place: *Baddi*

Date: *27/07/2022*



(Name of the authorized Signatory of the Project)

Complete Address

**TOWN AND COUNTRY PLANNING DEPARTMENT
HIMACHAL PRADESH**

FORM-55

(See Rule-64)

COMPLETION CERTIFICATE

No. HIM/TP/APT/LIC-48/2014-Sh..Gurpal Singh Dev. & Pro./2020

Dated: 24.7.20

To

✓ Sh. Gurpal Singh Developer & Promoter,
Village Billanwali Labana, Ward No.9,
Baddi, Distt., Solan H.P.

Subject: Issuance of Completion Certificate.

Reference; Your application No. Nil dated 02.03.2020, diarised on 04.3.2020.

This is in reply to your application under reference for issuance of Completion Certificate for the project. This Completion Certificate is hereby granted in respect of whole commercial project **having total 101 shops in 05 blocks**, situated at mauza Haripur Sandoli, Tehsil Baddi, District Solan, Himachal Pradesh, as development works have been completed by you in all respect of whole colony, as per conditions of the Licence granted to you under section 5(3) of the then Himachal Pradesh Apartment & Property Regulation Act, 2005, subject to condition that Occupational Certificate will be granted after obtaining the certificate of Consent to Operate from H.P. Pollution Control Board and NOC from H.P. Fire services.

(Lalit Jain, IAS)

Director,

Town and Country Planning Department,
Himachal Pradesh, Shimla,
Phone No. 0177-2622494.

Copy to:

1. The Chairman, RERA with reference to the project registered vide No. RERAHPSOP02190051 dated 11.02.2020 for information and necessary action, please.
2. The Chief Executive Office, BBND, Baddi, Distt., Solan H.P. w.r.t. his office letter no. BBND-TCP-Baddi-Case No. 166/BB-3538 dated 25.6.2020 for information, please.
3. The Member Secretary, H.P. State Pollution Control Board, Phase-III, New Shimla- 171009 for information, please

(Lalit Jain, IAS)

Director,

Town and Country Planning Department,
Himachal Pradesh, Shimla,
Phone No. 0177-2622494.





