

QUARTERLY PROGRESS REPORT (QPR Apr-Jun'22)

(Please go through the detailed SOP before filing this Form)

1.	PARTICULARS OF THE REAL ESTATE PROJECT		
Sr. No.	Particulars	Details	
1.1	Name of the Real Estate Project	AMILA HILLS (RESIDENTIAL)	
1.2	Phase of the Real Estate Project	1 ST Phase	
1.3	Name of the Promoter	YASH PAL AGNIHOTRI	
	Name of the Co- Promoter(s) <small>*Add more rows to disclose all co- promoters</small> <small>**The land owner, (if not a promoter), will mandatorily be a co-promoter / one of the co-promoters, if there are more than one co-promoters in the phase / project and so on</small>	GUNJAN AGNIHOTRI KULDEEP RANA	
1.4	Total area of the Real Estate Project / Phase		
1.5	Location of the Real Estate Project	Village Panti, Teh & distt. SHIMLA	
1.6	Type of the Real Estate Project or Phase of the Real Estate Project	Residential Plotted Colony Residential Development Project Commercial Development Project Mix Land Use Development Project	
1.7	Registration No. of the Real Estate Project	RERAHPSPH 11170015	
1.8	Validity of Registration Certificate	Valid from 29-11-2017	Valid up to 28-11-2022
1.9	Date of Start of the Real Estate Project / Phase	29-11-2017	
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	

For DAKSHAA INFRABUILD PVT. LTD.

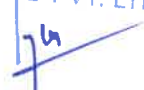
b.	Apartments/ Flats	Detailed specifications of all items ,copy to be attached as Annexure 1B
c.	Cottage/ Villa	Detailed specifications of all items ,copy to be attached as Annexure 1C
d.	Commercial Units	Detailed specifications of all items ,copy to be attached as Annexure 1D
e.	Garages / Parking Slots (Covered)	Detailed specifications of all items, copy to be attached as Annexure 1 E
f.	Community Buildings	Detailed specifications of all items ,copy to be attached as Annexure 1F
g.	Common facilities and services like swimming pool, gym, club, re-creational areas indoor and outdoor, (separately for all facilities and services), complete specifications of external development works like boundary wall and gates in a gated community project, flooring, ceiling, wall surfaces etc. of public areas.	Detailed specifications of all items ,copy to be attached as Annexure 1G
1.11	AGREEMENT(S) TO SELL	
-	Particulars	Attach sheets/ Documents
a.	Performa of 'Agreement for sale' for Plots / Flats or Apartments / Villas or Cottages / Garage or Covered Parking / Commercial Units " Form L " as provided in HP RERA Rules, 2017	Copy to be attached (Annexure 2)
b.	An undertaking stating that all the Agreements to sell are absolutely in accordance with the format provided in HP Real Estate (Regulation and Development) Rules, 2017 and carpet area of the unit for sale is in accordance with the definition of Carpet Area as specified in the Real Estate (Regulation and Development) Act, 2016 and HP Real Estate (Regulation and Development) Rules, 2017. It should also include that the payment terms	The undertaking to be provided duly signed by the promoter on the letter head of the firm and should be named (Annexure 3)

For DAKSHAA INFRABUILD PVT. LTD.

DIRECTOR

	<p>with the Allottee are also in accordance with the terms as specified in the HP Real Estate (Regulation and Development) Rules, 2017 read with Explanation at Sr. No.2 of Form 'L', particularly with regards to the clause of taxes and making it clear that there are no hidden clauses.</p> <p><u>The format of the undertaking, Annexure 3 is provided in the detailed SOP provided along with this form.</u></p>											
1.12	Quarter for which information is provided	<table border="1"> <tr> <th colspan="2">Quarter ending (tick mark)</th></tr> <tr> <td>31st MAR, 2022</td><td></td></tr> <tr> <td>30th JUN, 2022</td><td>✓</td></tr> <tr> <td>30th SEPT, 2022</td><td></td></tr> <tr> <td>31st DEC, 2022</td><td></td></tr> </table>	Quarter ending (tick mark)		31 st MAR, 2022		30 th JUN, 2022	✓	30 th SEPT, 2022		31 st DEC, 2022	
Quarter ending (tick mark)												
31 st MAR, 2022												
30 th JUN, 2022	✓											
30 th SEPT, 2022												
31 st DEC, 2022												
2.	<p align="center">BANK DETAILS</p> <p align="center">(Account separately opened for 70% / 100% of amount realized from Allottees)</p>											
2.1	Account No.	017705500697										
2.2	Account Name	Dakshaa Infrabuild Pvt. Ltd.										
2.3	Bank Name	ICICI Bank Ltd.										
2.4	Branch Name	DLF Qutub Plaza Phase-1, Gurgaon										
2.5	IFSC Code	ICIC0000177										
2.6	Branch Address											
3	DETAILS OF THE INVENTORY OF THE PROJECT											
3.1	Total Plot Booking Details											

For DAKSHAA INFRABUILD PVT. LTD.



DIRECTOR

	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)	
			Resi	Com.	Pub.	Resi	Com.	Pub.	Resi	Com.	Pub.	Com.	Pu
	Beginning	30 th Jun 2022	NA										

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

3.2	Details of Individual Plots									
	From Date	To Date	Detail of Total Plots Booked / Sold till the end of this Quarter						Possession Status	Mortgage If any, plot wise
			Residential		Commercial		Public/Semi Pub			
			Plot No	Area (Sqm)	Plot No	Area (Sqm)	Plot No	Area (Sqm)		
	Beginning	30 th Jun 2022	NA							

*Increase no. of rows to submit details of all plots for Sr.No. 3.2. Note- 1 sqm. =10.76 sft.

Provide an indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-2

3.3	Total Flats/ Apartments Booking Details					
	From Date	To Date	Total Flats/ Apartments (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 Jun 2022	110	0	0	110

* 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					Possession Status	Mortgage If any, Flat/ Apartment wise					
			Block /Tower / No. as per sanctioned plan	Flat / Apartment Name / No.	Carpet Area (Sqm)	Area of exclusive balcony, if any (Sqm)	Area of exclusive terrace, if any (Sqm)							

	Begin ning	30 th Jun 2022	Block 6 to Block 12	No Sale						
			*Increase / decrease no. of rows according to the number of Flats in the block / building. Note- 1 sqm. =10.76 sft.							
			*Add more no. of blocks/ towers in accordance with the approved number of blocks/ towers as in the latest sanctioned plans to mark the details of all approved flats/Apartments ** Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-4							
3.5	Brief Details of All Villas / Cottages									
	From Date	To Date	Total Villas/ Cottages (Nos)	Villas/ cottages booked / sold previously (Nos)	Villas/ Cottages booked / sold in this Qtr (Nos)	Rema ining Villas/ Cottage (Nos)	Carpet Area of Villa / Cottage (Sqm)	Area of exclusi ve lawn / terrace if any, (Sqm)	Pos sess ion Status	Mort gage If any, Villa/ Cotta ge wise
	Begin ning	30 th Jun 2022	9	1	0	8	363.43	32.88	Not Due	No
*Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-5 Note- 1 sqm. =10.76 sft.										
3.6	Details of Garages / Parkings (Covered)									
	From Date	To Date	Total Garages/ Parking (Nos)	Garages booked /sold previously (Nos)	Garages booked /sold In this Qtr (Nos)	Remaining Garages (Nos)				
	Beginning	30 th Jun 2022	89	1	0	88				
*Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-6										
3.7	Details of Individual Garages/ Parkings									
	From Date	To Date	Detail of total Garages / Parkings sold / booked till the end of this Quarter					Posse ssion Status	Mortgage If any, Garage/ Covered Parking wise	
			Block/ Tower Name / No. as per sanctioned plan	Garage /Co vered Parking No.	Type of Garage/ Covered Parking	Carpet Area (Sqm)	Additio al detail if any			
	Beginni ng	30 th Jun 2022	Block 6 to Block 12	NA						
			*Increase / decrease no. of rows according to the number of flats in the block/ building. Note- 1 sqm. =10.76 sft.							
			* Keep adding more no. of blocks/ towers in accordance with							

For DAKSHAA INFRABUILD PVT. LTD.

DIRECTOR

		the sanctioned number of blocks/ towers as in the latest sanctioned plans					
**Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-7							
3.8	Details of Commercial Buildings						
	From Date	To Date	Total Commercial Units/Shops (Nos)	Commercial Units /Shops booked / sold previously (Nos)	Commercial Units / Shops booked / sold in this Qtr (Nos)	Remaining Commercial Units/Shops (Nos)	
	Beginning	30 th Jun 2022	NA				
*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			Possession Status	Mortgage
			Block/ Tower / No. as per sanctioned plan	Commercial Unit / Shop No	Type Shop/ Office/ Other	Addition detail, if any	If any , Commercial Unit wise
	Beginning	30 th Jun 2022	(e.g Block-1)	Not Applicable			
			*Increase / Decrease no. of rows according to the number of flats in the block/ building. Note- 1 sqm. =10.76 sft.				
			(e.g Block-2)	Not Applicable			
			*Keep adding more no. of blocks/ towers in accordance with the sanctioned number of blocks/ towers as in the latest sanctioned plans				

For DAKSHAA INFRABUILD PVT. LTD.

	**Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-9				
4.	STATUS OF PHYSICAL COMPLETION OF WORKS				
4.1	Details of status of Plotted Development (Nomenclature as per Sanctioned Plan)				
	Plot No.	Residential / Commercial / other-Use	% of completion	Likely completion date	Remarks
	Not Applicable				
	* Increase no. of rows to submit details of all plots for Sr.No 4.1 To be marked on layout plan schematic Sketch on A-4 size of Paper SCHEME SKETCH-10				
4.2	Details of status of Completion of Work in Case of Flats/ Apartments (Nomenclature as per Sanctioned Plan)				
	Block/Tower wise details	% of completion	Likely completion date	Remarks	
	Not Applicable				
	*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				
4.3	Details of status of Completion of Work in Case of Villas /Cottages (Nomenclature as per Sanctioned Plan)				
	Villa / Cottage wise details	% of completion	Likely completion date	Remarks	
	Villa / Cottage -1 (Block 2)	50%	As per RERA		
	Villa / Cottage -2 (Block 2)	50%	As per RERA		
	*Add more rows to mark the details of all Villas / Cottages ** To be marked on layout plan schematic Sketch on A-4 size of Paper SCHEME SKETCH-12				
4.4	Details of status of Completion of Work in Case of Garages/ Covered Parking (Nomenclature as per Sanctioned Plan)				
	Garage/ Covered Parking wise details	% of completion	Likely completion date	Remarks	
	Not Applicable				
	*Add more rows to mark the details of all Garage/ Parking ** To be marked on layout plan schematic Sketch on A-4 size of Paper SCHEME SKETCH-13				
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	
	Not Applicable				

For DAKSHAA INFRABUILD PVT. LTD.

DIRECTOR

	*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	underway	As per RERA	Project on hold due to COVID Pandemic since March 2020 as per the advisory of Govt. of India
ii.	Parking	underway		
iii.	Water Supply	underway		
iv.	Sewerage	underway		
v.	Electrification	underway		
vi.	Storm Water Drainage	underway		
vii.	Parks and Play Grounds	underway		
viii.	Street Light	underway		
ix.	Renewable Energy System	underway		
x.	Security and Fire Fighting Services	underway		
xi.	Sewerage Treatment Plant (STP)	underway		
xii.	Underground Tank	underway		
xiii.	Rain Water Harvesting	underway		
xiv.	Electrical Sub-Station	underway		
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			

For DAKSHAA INFRABUILD PVT. LTD.


DIRECTOR

ii	Club House	underway		
iii.	Hospital and Dispensary			
iv.	Shopping Areas	underway		
v.	Others			
<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 .N o.	Particulars	Amount (in Rs.)		
6.1	Total estimated cost of the Project Copy should be attached (Annexure 5)	4850.00 Lacs		
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)			
ii	Estimated Cost of construction of apartments / commercial area / Mixed use development	100.00 Lacs	11.80 Lacs	4298.20 Lacs
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.	0.00 Lacs	32.50 lacs	407.50 Lacs
-	TOTAL	100.00 Lacs	44.30 Lacs	4705.70 Lacs
6.3	(i) Total estimated expenditure incurred till the end of Quarter under reference	144.30 Lacs		
	(ii) Expenditure of total estimated cost in %	2.97 %		

For DAKSHAA INFRABUILD PVT. LTD.

DIRECTOR












6.4	Whether the project is on schedule as per the actual expenditure.					
	(i) Specify the reasons, if not as per schedule					
	(ii) Mention details on how to overcome the backlog					
7.	DETAILS OF FINANCIAL TRANSACTIONS IN SEPARATE BANK ACCOUNT					
Amount in (Rs.) Status in Separate Bank Account of this Quarter						
	From Date	To Date	Balance amount before this Quarter	Amount deposited in this Quarter (Rs.)	Amount withdrawal in this Quarter (Rs.)	Total remaining amount (Rs.)
	01 st Apr 2022	30th Jun 2022	32,235.93	6,35,536.00	6,35,084.76	32,687.17
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	Image / Pdf of all pages of Sanction Letter and Plans (jpeg/Pdf)	

For DAKSHAA INFRABUILD PVT. LTD.

9.1									
9.2									
Note. Copy of Original/ first Sanction to be submitted along with first quarterly progress report of the project in the manner as described above, at serial no. 9 and all subsequent sanctions, if any, in the descending order. Add more rows if needed.									
10.	MISCELLANEOUS								
10.1	List of Channel Partners(HP RERA Registered Agents)								
	Channel Partner's Name						HP RERA Registration No.		
	i.	* KRC Real Estate (P) Ltd						RERAHPSHA06190041	
*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.	Not Applicable							
	ii								
	iii								
* 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 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.)
For DAKSHAA INFRABUILD PVT. LTD.									

						d		
	* V-1	Ms. Geeta Anand	22-Jan-2019	17397.84	370.96	69469580	60%	3,97,65,000
	* Add more rows to enter details of all bookings in the Quarter. Note- 1 sqm. =10.76 sft.							
10.4	Latest marketing collateral, if any						Provide brief details	
10.5	Copy of latest advertisement details, if any						Provide brief details	

Note. — (*) Extend as required

11.	LATEST SITE UPDATE THROUGH MEDIA GALLERY							
11.1	Plots							
Sr. No.	From Date	To Date	Image 1 Jpeg	Image 2 Jpeg	Image 3 Jpeg	Image 4 Jpeg	Image 5 Jpeg	Video (only on website)
	01-Oct-21	30 th Jun 2021						
11.2	Flats / Apartments							
	01 st Apr 2022	30 th Jun 2022						
11.3	Villas / Cottages							
	01 st Apr 2022	30 th Jun 2022	 Villa Block 2.1	 Villa Block 2.2	 Villa Block 2.3	 Villa Block 3.1	 Villa Block 3.2	
11.4	Commercial Units (Shops, Offices, Others etc)							
	01 st Apr 2022	30 th Jun 2022						
11.5	Facilities like Swimming Pool, Club House, Gym , Central Greens, Parking etc.							
	01 st Apr 2022	30 th Jun 2022	 Infra Club 1	 Infra Club 2	 Infra Club 3	 Infra Road 1	 Infra Road 2	 Infra Security Hut 1

*Extend, if Required

12.	VARIOUS ANNEXURES AND CERTIFICATES BY PROFESSIONALS TO BE SUBMITTED
-----	--

For DAKSHAA INFRABUILD PVT. LTD.

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: GURUGRAM

Date: 14/07/2022

For DAKSHAA INFRABUILD PVT. LTD.


DIRECTOR

UNDERTAKING

(To be furnished on a plain paper without any attestation from any Oath Commissioner / Notary Public or Gazetted Officer)

I **Yashpal Agnihotri** s/o **Sh. R. S. Agnihotri** R/o **House Number 792, Saraswati Vihar, Gurugram-122001** do hereby solemnly affirm & declare as under: -

1. That I, as a Promoter, have been developing a Real Estate Project by the name "**Amila Hills**" coming up on Khasra Nos **374/1, 375/3** at Mauza / Mohal **Panti** Tehsil **Shimla (Rural)** District **Shimla** Himachal Pradesh.
2. That an "Agreement for sale" is to be entered into with every Allottee in accordance with the provisions of the Himachal Pradesh Real Estate (Regulation and Development) Rules, 2017 and Regulation No R-2 of the Himachal Pradesh Real Estate Regulatory Authority, for every plot and built-up units like Flat / Apartment/ Villa / Cottage / Garage/ Commercial Unit as provided for in **Annexure 2**.
3. That the said "Agreement for sale" has been entered into with the Allottees in "**Amila Hills**" Real Estate Project coming up have come up on Khasra No **374/1, 375/3** at Mauza / Mohal **Panti** Tehsil **Shimla (Rural)** District **Shimla** Himachal Pradesh.
4. That the signed/ entered "Agreement for sale" for plots and built-up units are absolutely in accordance with the **FORM "L"** as appended with in the Himachal Pradesh Real Estate (Regulation and Development) Rules 2017 (**Annexure 2 of QPR-1**) as provided under Regulation No R-2 of the Himachal Pradesh Real Estate Regulatory Authority. The carpet area of the unit for sale has been specified in accordance with the definition of Carpet Area as defined under clause 2(k) of section 2 of the Himachal Pradesh Real Estate (Regulation and Development) Act, 2016. The area of the plot as well as of built-up unit is as per the sanctioned plans.
5. That the payment terms with the Allottee is also in accordance with the terms as provided clearly in "Explanations" provided under "Terms" in Form L, covenants of Agreement for Sale, appended with the Himachal Pradesh Real Estate (Regulation and Development) Rules, 2017 particularly with regards to the clause of taxes and there are no hidden clauses.
6. That the contents of my above undertaking from para 1 to 5 are true and nothing has been concealed.

For DAKSHAA INFRABUILD PVT. LTD.

Deponent

DIRECTOR



Villa Block 2.1



Villa Block 2.3



Villa Block 2.2



Infra Security Hut 1

For DAKSHAA INFRABUILD PVT. LTD.


DIRECTOR



Villa Block 3.1



Villa Block 3.2



Infra Club 1



Infra Club 2



Infra Road 1



Infra Road 2


 DIRECTOR

ANNEXURE-6**ARCHITECT'S CERTIFICATE**
(For the period till 30th Jun 2022)

Certificate No. DIB/QPR/APR-JUN

To,

The Yash Pal Agnihotri 13-14-15, First Floor, JMD, Regent Plaza,
M.G. Road, Gurgaon,**Subject: - Certificate of Percentage of Completion of Construction /
Development work in Amila Hills.****Ref: HP RERA Registration No. RERAHPSP1117005.**

Sir,

I / We Sushil Sharma have undertaken assignment as Architect for the Construction / Development Work of the **Amila Hills** Project, situated at Village Panti Tehsil Shimla Rural District Shimla Himachal Pradesh admeasuring **28140.00** sq.mtr. Area being developed by **Yash Pal Agnihotri**.

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 **Amila hills**, is as per **Table-A** herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in **Table-B** herein below-

***TABLE A**

Certificate No. DIB/QPR/APR-JUN

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	13	1 (1011.23sq.m)	4.56%
2	Basement	13	1 (1011.23sq.m)	4.56%
3	Super Structure (Column and lintel up to Slab bottom Level)	13	1 (1011.23sq.m)	4.56%
4	Slabs	13	1 (1011.23sq.m)	4.56%
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall	13	NA	0.00%

	(ii) Joinery (doors and windows) (iii) Plaster (iv) Flouting (v) Painting			
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	13	NA	0.00%
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	13	NA	0.00%
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	13	NA	0.00%
9	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment, Electrical fittings to Common Areas, Electro – Mechanical equipment's, 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	13	NA	0.00%

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

***TABLE-B**

Internal & External Development Works in respect of the entire Project

Sr. No	Common Areas Facilities and Amenities	Proposed (Yes/No)	Percentage of Work Done	Details
1.	Internal Roads & Foot paths	Yes	23%	Trace Only
2.	Water Supply Line	Yes	0.00%	NA
3.	Sewerage (chamber, lines, Septic Tank)	Yes	0.00%	NA
4.	Sewage Treatment Plant (STP)	Yes	0.00%	NA
5.	Storm Water Drains	Yes	0.00%	NA
6.	Landscaping & Tree Planting	Yes	0.00%	NA
7.	Street Lighting	Yes	0.00%	NA
8.	Community Buildings/ Club House	Yes	0.00%	NA
9.	Solid Waste Management & Disposal	Yes	0.00%	NA
10.	Water conservation, Rain Water Harvesting	Yes	0.00%	NA
11.	Energy Management / Sub-station	Yes	0.00%	NA
12.	Fire protection and fire safety requirements	Yes	0.00%	NA
13.	Open area (Park)	Yes	0.00%	NA
14.	Boundary Wall & Main Gate	Yes	0.00%	NA
15.	Security Service	Yes	0.00%	NA
16.	Others (As per Brochure) (Option to add more)	Yes	0.00%	NA

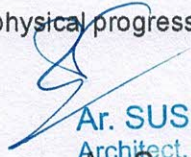
***Note** – The above percentages of all items should be mentioned to assess the physical progress of the project only.

TABLE C
Overall percentage of the work completed

Sr. No.	Particular	Total No. of Unit / Amenities	Work Done No. of Unit / Amenities	Percentage of Work Done
1.	Overall percentage of construction (Building) completed as per Table-A.	13	1	4.56%
2.	Overall percentage of development completed as per Table-B.	1	1	23%
3.	Overall percentage of completion of the project			

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

Place: Shimla
Date: 06-07-2022


Ar. SUSHIL SHARMA
 Architect, Engineer, Valuer
 M Archt. M. E., M. Val.
 CA/97/22107

ANNEXURE-7**ENGINEER'S CERTIFICATE**
(For the period till 30th Jun 2022)**Certificate No. DIB/QPR/APR-JUN**

To,

The Yash Pal Agnihotri 13-14-15, First Floor, JMD, Regent Plaza,
M.G. Road, Gurgoan,

**Subject: Certificate of Percentage of Completion of Construction/
Development work in Amila Hills.****Ref: HP RERA Registration No. RERAHP SHP1117005.**

Sir,

I / We Sushil Kumar Sharma have undertaken assignment for the **Amila Hills** Project situated at Village Panti Tehsil Shimla Rural District Shimla Himachal Pradesh admeasuring **28140.00** sq.mtr. Area, being developed by **Yash Pal Agnihotri**.

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	4410.00 Lacs

2	Cost incurred as on _____ (based on the Estimated items)	100.00+11.80 = 111.80
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)]	4298.20
5	Work done in percentage [A(2)(iii)+A(3)(iii)/A(1)(iii)]x100] (as percentage of the estimated cost)	2.53%

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 _____ date	440.00 Lacs
2	Cost incurred as on _____ (based on the Estimated items)	32.50
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)]	407.50
5	Work done in percentage [B(2)(iii)+B(3)(iii) /B(1)(iii)]x100] (as percentage of the estimated cost)	7.38%

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)]	4850.00 Lacs
2	Total Cost incurred [TableA(2)(iii)+A(3)(iii)+Table B (2)(iii) +Table B (3) (iii)]	144.30
3	Total work done in percentage [as per Table][C(2)(iii)/ C(1)(iii)]X 100]	2.97%
4	The balance cost to complete the project [Table A(4)(iii)+Table B (4)(iii)]	4705.70

Place: Shimla

Date: 06-07-2022


Er. SUSHIL SHARMA
M.Arch. M.I.E. (Civil), F.I.V.

Sushil Kumar Sharma

(License No. RS0012/2017)

Certificate No. DIB/QPR/APR-JUN

**ANNEXURE -8****CHARTERED ACCOUNTANT'S CERTIFICATE**

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

(For the Qtr April`22 to June`22)

Name of the Promoter :DAKSHAA INFRABUILD PRIVATE LIMITED.

Name of the Project : AMILA HILLS.

HP RERA Registration No. RERAHP11170015

(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)	322.00
		Sub-Total of Land Cost 1(i)	322.00
		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)	10.89
		(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.	0.00
		Total 2 (i)	10.89
	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)	 0.00 0.00 0.00 0.00 0.00
	c.	Interest payable to financial institutions, scheduled banks, Non-Banking Financial Institution (NBFC) or money lenders on construction funding or money borrowed for construction;	0.00
3.	d.	Sub-Total of Development Cost and Construction Cost.	10.89
		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)	332.89
4.		% Completion of Construction Work (As per Project Architect's Certificate) Certificate No.....dated.....	



This Certificate is being issued on specific request of **DAKSHAA INFRABUILD PVT.LTD** 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: Gurgaon

Date:

Signature of the Chartered Accountant
(Membership No. 081145)

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

(Rs. In Lakhs)

Sr. No	Particulars	As per Certificate given for last Quarter	During the quarter	Total
1.	Total Land Cost as per Sr. No. 1 (i).	322.00	322.00	322.00
2.	Total Expenditure / Cost incurred as per Sr. No. 3 (d)	149.24	10.89	160.13
Advance from Customers				
Sr. No.	Particulars	Amount received as per Certificate given for last Quarter (till June`22)	Amount received during the Quarter	Total Amount
1.	Advance received from Customers	397.65	-	397.65



Separate Bank Account of the Project		
Name of the Bank : ICICI BANK LIMITED		
Branch : DLF, Qutub Plaza, Gurgaon		
Account Number :017705500697		
IFSC Code : ICIC0000177		
Sr.No	Particulars	Amount in Rs.
1.	Opening Balance in the Separate Bank Account of the project at the start of the reported quarter. (APRIL- JUNE`22).	32,235.93
2.	(Add): Deposits in the Separate Bank Account of the project during the reported quarter.	6,35,536.00
3.	(Less): Withdrawals from the Separate Bank Account of the project during the reported quarter.	6,35,084.76
4.	Closing Balance in the Separate Bank Account of the project at the end of the reported quarter. (30 th JUNE`2022).	32,687.17

GUIDELINES FOR THE CHARTERED ACCOUNTANT AT THE TIME OF ISSUE OF THIS CERTIFICATE:

1. The Chartered Accountant should be a "Practicing Chartered Accountant".
2. The Statutory Auditor doing annual audit and the Chartered Accountant issuing Certificate for Project registration and withdrawal from Separate Bank Account, should be different entities.
3. The Chartered Accountant shall be held responsible and accountable for any wrong information in the Certificate. The Chartered Accountant shall be liable for any penal action under the Real Estate (Regulation and Development) Act, 2016 including recommendation to the Institute of Chartered Accountants of India (ICAI) to initiate necessary disciplinary action including revocation of Membership.
4. This Certificate should be issued on the letter head of the Chartered Accountant, affixing his stamp/seal, along with Chartered Accountant's signature on each page. The Chartered Accountant shall also mention the Membership number below his signature.

**ADDITIONAL INFORMATION FOR ONGOING PROJECTS**

Sr.No	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the Real Estate Project	(Difference of total estimated project cost less cost incurred)
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)	299.31
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	118 Units
4.	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per B. of sub - Annexure- 'X' to this Certificate.	N.A
5.	Estimated receivables of ongoing Project. Sum of (2 + 4(ii))	N.A
	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.)	100%



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: Gurgaon

Date: 09.07.2022

Name and Signature of Chartered Accountant with Stamp
APKA AND ASSOCIATES
Chartered Accountant



Ashwani Verma

Partner

Membership Number 081145

Udin:- **22081145AMOHBT8200**

ANNEXURE-9

ARCHITECT'S CERTIFICATE

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

Certificate No. DIB/QPR/APR-JUN

To,

**The ICICI Bank Ltd. Shopping mall, Shop No. A-4 & A-5 Arjun
Marg DLF PH-1 Gurugram Haryana 122001**

**Subject: - Certificate of progress of work, Percentage of Completion of
Development/Construction work in "Amila Hills" bearing
Registration No RERAHPShp11170015, for withdrawal from
the Separate Bank Account.**

Sir,

I/We Sushil Sharma have undertaken assignment as Architect
for the professional architectural services for the above cited Project, coming
up on Khasra No 374/1 & 375/3 at Mauza/Mohal Panti Tehsil Shimla Rural
District Shimla Himachal Pradesh
Being developed by Yash Pal Agnihotri.

With respect to the aforesaid Real Estate Project, I certify that
the percentage of work done, for the Development/Construction work of Real
Estate Project Amila Hills, is 4.56% as worked out in the 30th Jun 2022,
Quarterly Progress Report submitted vide Certificate No. DIB/QPR/APR-JUN
dated 06-07-2022(copy enclosed).

Place: Shimla

Date: 06-07-2022


Ar. SUSHIL SHARMA
Architect, Engineer, Valuer
M Arch. M.I.E., F.I.V.
CA/97/22107, E-14932
Ar. Sushil Sharma
(CA/97/22107)

ANNEXURE-10

ENGINEER'S CERTIFICATE

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

Certificate No. DIB/QPR/APR-JUN

To,

**The ICICI Bank Ltd. Shopping mall, Shop No. A-4 & A-5 Arjun
Marg DLF PH-1 Gurugram Haryana 122001**

**Subject: - Certificate of progress of work, Percentage of Completion of
Development/Construction work in "Amila Hills" bearing
Registration No RERAHPHP11170015, for withdrawal from
the Separate Bank Account.**

Sir,

I/We **Sushil Kumar Sharma** have undertaken assignment as Engineer for the professional engineering services for the above cited Project, coming up on Khasra No. 374/1 & 375/3 at Mauza / Mohal Pant Tehsil Shimla Rural District Shimla Himachal Pradesh, being developed by **Yash Pal Agnihotri**.

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 **Amila Hills**, is **Rs 144.30 Lacs** as worked out in the 30th Jun 2022, Quarterly Progress Report submitted vide Certificate No. **DIB/QPR/APR-JUN** dated 06-07-2022 (copy enclosed).

Place: Shimla

Date: 06-07-2022


Er. SUSHIL SHARMA

M.Arch. M.I.E. (Civil), F.I.V.

TCP Reg. No. RS0012/2017

Sushil Kumar Sharma

(License No. RS0012/2017)

Certificate No. DIB/QPR/APR-JUN



PRADEEP K SAINI & ASSOCIATES

Chartered Accountants

Head Office : SCO-1, Saini Dharamshala
Ward No.-1, Sainipura, Tauru, Nuh (Mewat)-122105 HR.
Ph. : 0124-2308908

E-mail : pradeepksainiassociates@gmail.com

ANNEXURE-11

To,
The ICICI Bank Limited

Subject : Certificate of estimate expenditure for Development /Construction work in Dakshaa Infrabuild Private Limited bearing Registration No. RERAHPSP11170015, for withdrawal from Separate Bank Account.

Dear Sir,

I, Pradeep Kumar Saini, am the Chartered Accountants for the professional accountancy services for the above cited project, coming up on Khasra No. 374, Mohal Panti, Tehsil Shimla, District Shimla, Himachal Pradesh, being developed by Dakshaa Infrabuild Pvt. Ltd.

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 book of accounts of the Project for "Amila Hills" is Rs. 10.89 Lakhs (Rupees Ten Lakhs Eighty Nine Thousand Only) as worked out till Qtr April-June`2022 Quarterly progress report submitted vide Certificate No. 1, Dakshaa/Amila -dated 09-07-2022. Copy enclosed.

For Pradeep K Saini & Associates
Chartered Accountants

Pradeep Kumar Saini
M.No-518105
Place : Gurugram
Date : 09-07-2022
UDIN :

ANNEXURE-12

**CERTIFICATE TO BE OBTAINED FROM ARCHITECT FOR THE WORK COMPLETED
(GUIDELINES ATTACHED)**

ARCHITECT'S CERTIFICATE

Certificate No. DIB/QPR/APR-JUN

To,

The Yash Pal Agnihotri 13-14-15, First Floor, JMD, Regent Plaza,
M.G. Road, Gurgaon,

**Subject: - Certificate for Completion of Construction/Development work in
Amila Hills.**

Ref: HP RERA Registration No. RERAHP11170015.

Sir,

1. I / We Sushil Sharma have undertaken assignment as Architect for the professional architectural services for the above cited project, coming up on Khasra No 374/1 & 375/1 at Mauza / Mohal Panti Tehsil Shimla Rural District Shimla Himachal Pradesh, being developed by Yash Pal Agnihotri.
2. Based on Site Inspection, with respect to the aforesaid Real Estate Project, I certify that as on the date of this Certificate, and based on Completion Certificate received from Engineer and Site Supervisor and to the best of my /our knowledge, I / We hereby certify that the Real Estate Project, Amila Hills has been completed in all aspects and is fit for occupancy for which it has been erected/re-erected / constructed and enlarged.
3. The Real Estate Project Amila Hills is granted Completion Certificate bearing Number HIM/TCP(S) Case no. 8-9 dated 11-04-2019 issued by (Town & Country Planner)

Place: Shimla

Date: 06-07-2022


Ar. SUSHIL SHARMA
Architect, Engineer, Valuer
M Arch. M.I.E., F.I.V.
CA/97/22107, F-14932
Ar. Sushil Sharma
(CA/97/22107)











2021.06.08 16:55



2021.06.08 15:40











