

QUARTERLY PROGRESS REPORT (QPR-1)

1.	PARTICULARS OF THE REAL ESTATE PROJECT		
Sr. No.	Particulars	Details	
1.1	Name of the Real Estate Project	Omaxe Parkwood (Group Housing)	
1.2	Phase of the Real Estate Project		
1.3	Name of the Promoter	Omaxe Ltd.	
	Name of the Co- Promoter(s) *Add more rows to disclose all co- promoters **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-promoter in the phase / project and so on		
1.4	Total area of the Real Estate Project / Phase	15743 Sq. mtr.	
1.5	Location of the Real Estate Project	Baddi, Himachal Pradesh	
1.6	Type of the Real Estate Project or Phase of the Real Estate Project	Residential Plotted Colony	
		Residential Development Project	Group Housing
		Commercial Development Project	
		Mix Land Use Development Project	
1.7	Registration No. of the Real Estate Project	RERAHPSOP 09170007	
1.8	Validity of Registration Certificate	Valid from 21/11/2017	Valid up to 19/10/2021 (include 6 months period for Force Majeure w.r.t Minutes of meeting of H.P RERA dated (03.06.2021). Company applied for one year extension with requisite documents and fee on 28.06.2021, however HP RERA has given 6 months extension instead of one year as per mail on 22.07.2021.
1.9	Date of Start of the Real Estate Project / Phase	28/06/2006	
1.10	SPECIFICATIONS (As finalized by Promoter for the Real Estate Project)		
-	Particulars	Details	

		(Attach Sheets & Documents)	
a.	Individual Plots	NA	
b.	Apartments/ Flats	Already submitted in the previous QPR's	
c.	Cottage/ Villa	NA	
d.	Commercial Units	NA	
e.	Garages / Parking Slots (Covered)	Already submitted in the previous QPR's	
f.	Community Buildings	NA	
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.	NA	
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	Already submitted in the previous QPR's	
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 clauses. <i>The format of the undertaking, Annexure 3 is provided in the detailed SOP provided along with this form.</i>	Already submitted in the previous QPR's	
1.12	Quarter for which information is provided	Quarter ending (tick mark)	
		31 st MAR, 2022	
		30 th JUN, 2022	YES
		30 th SEPT, 2022	
		31 st DEC, 2022	
2.	BANK DETAILS (Account separately opened for 70%/100% of amount realized from Allottees)		

2.1	Account No.		0632102000013697											
2.2	Account Name		OMAXE LIMITED PROJECT PARKWOOD 1 GROUP, HOUSING PHASE 1 COLLECTION A/C											
2.3	Bank Name		IDBI BANK LTD											
2.4	Branch Name		C.R PARK, NEW DELHI											
2.5	IFSC Code		IBKL0000632											
2.6	Branch Address		I -1648, C R Park, 110062, New Delhi											
3	DETAILS OF THE INVENTORY OF THE PROJECT													
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)		
			Res	Com	Pub	Res	Com	Pub	Res	Com	Pub	Res	Com	Pub
	Beginning	31 st March 2020	NA											
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)			
	01 st April 2022	30 th June 2022	320		256			0			64			
* Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-3														
3.4	Details of Individual Flats/ Apartments													
	From Date	To Date	Detail of Total Flats/ Apartments Booked / Sold till the end of this Quarter					Possession Status	Mortgage If any, Flat/ Apartment wise					
			Block /Tower /No. as per sanctioned	Flat / Apartment Name /No.	Carpet Area (Sqm)	Area of exclusive balcony, if any (Sqm)	Area of exclusive terrace, if any (Sqm)							
	Beginning	31 st Mar 2022	No Sale in this quarter											
*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)							
			* 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)	Possess ion Status	Mort gage If any, Villa/ Cotta ge wise
	Begin ning	31 st March 2020								
	*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)	
	Begin ning	30 th June 2022	108		55		0		53	
	*Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-6									
3.7	Details of Individual Garages/ Parking									
	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 Wise	
			Block/ Tower Name /No. as per sanctione d plan	Garage /Covered Parking No.	Type of Garage/ Covered Parking	Carpet Area (Sqm)	Additional detail if any			
	Begin	31 st	(e.g	NIL						

	nning	March	Block-1)							
			2022	* 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)							
		* Keep adding more no. of blocks/ towers in accordance with the sanctioned number of blocks/ towers as in the latest sanctioned plans ** Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-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)		
*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	Detail of Total Commercial Units booked / sold till the end of this Quarter					Possession Status	Mortgage If any, Commercial Unit wise	
	Begin ning	31 st March 2020	Block/ Tower / No. as per sanctione d plan	Commerci al Unit /Shop No.	Type Shop/ Office/ Other	Carpet Area (Sqm)	Additional detail, if any			
	Begin ning	31 st March 2020	(e.g Block-1)							
	* 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)									
		* Keep adding more no. of blocks/ towers in accordance with the sanctioned number of blocks/ towers as in the latest sanctioned plans								
**Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-9										

4.	STATUS OF PHYSICAL COMPLETION OF WORKS				
4.1	Details of status of Plotted Development (Nomenclature as per Sanctioned Plan)				
	Plot No.	Residential / Commercial / other-Use	% of completion	Likely completion date	Remarks
	* 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	
	GULMOHAR-D(Block 8&9)	100%			
	JACARANDA-B(Block-1,2,3)	100%			
	JACARANDA-C(Block 1,2,3,4,5,6)	65%	DEC-2022		
	JACARANDA-A(Block 1&2)	20%	DEC-2022		
	EWS BLOCK	0%	AUG-2023		
	*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				
	Villa / Cottage -2				
	Villa / Cottage -3				
	* 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 Sanctioned Plan)				
	Garage/ Covered Parking wise details	% of completion	Likely completion date	Remarks	
	GULMOHAR –D	100%			
	JACARANDA – A	20%	Dec – 22		
	JACARANDA – B	100%			
	JACARANDA – C	80%			

	EWS	0%	Dec -22	
	* 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
	Commercial Unit / shop - 1			
	Commercial Unit / shop - 2			
	Commercial Unit / shop - 3			
	* 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	95%	AUG-2022	
ii.	Parking	95%	DEC-2022	
iii.	Water Supply	100%		
iv.	Sewerage	100%		
v.	Electrification	85%	Dec -2022	
vi.	Storm Water Drainage	100%		
vii.	Parks and Play Grounds	100%		
viii.	Street Light	100%		
ix.	Renewable Energy System	NA		
x.	Security and Fire Fighting Services	100%		
xi.	Sewerage Treatment Plant (STP)	100%		
xii.	Underground Tank	100%		
xiii.	Rain Water Harvesting	100%		
xiv.	Electrical Sub-Station	100%		
5.2	*B1–Community building to be transferred to Resident Welfare Association (RWA)			
i.	Community Centre	NA		
ii.	Others	NA		
5.3	*B2–Community building to be sold to third party or to be retained by Promoter			
i.	Schools	NA		
ii	Club House	NA		

iii.	Hospital and Dispensary	NA				
iv.	Shopping Areas	NA				
v.	Others	NA				
* Buildings under B1 and B2 are interchangeable and buildings shall be as per sanctioned plan of the Real Estate Project ** To be marked on layout plan schematic Sketch on A-4 size of Paper SCHEME SKETCH-15						
6.	FINANCIAL PROGRESS(COST AND EXPENDITURE ON THE PROJECT)					
Sr. No.	Particulars	Amount (in Lakh.)				
6.1	Total estimated cost of the Project Copy should be attached (Annexure 5)	4640.62				
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)	171.78	171.78	1391.52		
li	Estimated Cost of construction of apartments / commercial area / Mixed use development	2698.10	2744.10			
iii	Estimated Cost of infrastructure and other structures/community facilities	505	505			
iv	Other costs including External Development Charges (EDC), Internal Development Charges (IDC), Taxes, Levies, Cess etc.					
-	TOTAL	3374.88	3420	1391.52		
6.3	(i) Total estimated expenditure incurred till the end of Quarter under reference	3420 lakhs				
	(ii) Expenditure of total estimated cost in %	73.69%				
6.4	Whether the project is on schedule as per the actual expenditure.	NO				
	(i) Specify the reasons, if not as per schedule	Due to Pandemic Covid – 19				
	(ii) Mention details on how to overcome the backlog					
7.	DETAILS OF FINANCIAL TRANSACTIONS IN SEPARATE BANK ACCOUNT					
	Amount in Lakhs (Rs.) Status in Separate Bank Account of this Quarter					
	From Date	To Date	Balance amount before this Quarter (Rs.)	Amount deposited in this Quarter (Rs.)	Amount withdrawal in this Quarter (Rs.)	Total remaining amount (Rs.)
8.	GOVERNMENT DUES AND PAYMENT DETAILS					
	Description of Head			Amount	Image of	

					(in Rs.)	Receipt (jpeg)
8.1	Development fee / Planning Permission Fee / Change of Land Use fee etc.				NA	NA
8.2	Infrastructure charges/ fees paid to any other authority e.g. NH/PWD/HPSEB/PCB/ULB for NOC				NA	NA
8.3	Compounding Charges/ Regularization charges					
8.4	Total					
9.	DETAILS OF SANCTION AND REVISED / COMPLETION SANCTION					
	Type of Sanction (Proposal/Revised / Completion)	Order No	Date	No. of pages of Sanction Letter	Total no. of Sanctioned Plans	Image/Pdf of all pages of Sanction Letter and Plans (jpeg/Pdf)
9.1						
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.	KULDEEP SHARMA			RERAHPSOA01180017	
		MUKESH KUMAR			RERAHPCHA12170012	
		RAM BALI			RERAHPSOA12170014	
		RAM KARAN			RERAHPSOA12170013	
		RAM KARAN			RERAHPSOA12170013	
		RAVI KANT GARG PROPRIETOR T&T ASSOCIATES			RERAHPSHA12170009	
	* 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.	NA	NA		NA	NA
	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 (PER SQ. FT. RATE CALCULATED AS PER CARPET AREA)	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.)
		No Sale in this quarter							
	* 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 st January 2020	31 st March 2020						
11.2	Flats / Apartments							
	01 st Oct 2021	31 st Dec 2021	Photographs attached					
11.3	Villas / Cottages							
	01 st January 2020	31 st March 2020						
11.4	Commercial Units (Shops, Offices, Others etc)							
	01 st January 2020	31 st March 2020						

11.5	Facilities like Swimming Pool, Club House, Gym , Central Greens, Parking etc.							
	01 st January 2020	31 st March 2020						

*Extend, if Required

12.	VARIOUS 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	Already Submitted For new / first time Projects these Annexures will be submitted one time only i.e. at the time of submitting first QPR and need not to be submitted in next QPRs.
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	Already Submitted For new / first time Projects this Annexure will be submitted one time only i.e. at the time of submitting first QPR and need not to be submitted in next QPRs.
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 Or Annexure -13	
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 Or Annexure -13	
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 Or Annexure -14	
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	Annexure -10	-

	construction work of the project at time of withdrawal of money from Separate Bank Account, to be submitted to the Bank		
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	-
12.14	Undertaking to be given by the Promoter in case there was no physical progress at the site of Real Estate Project during the Quarter under report.	Annexure -13	-
12.15	Undertaking to be given by the Promoter in case there were no withdrawals from the Bank Account during the Quarter under report.	Annexure -14	-

Place: New Delhi
Date: 26.07.2022



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











ABMS DESIGN ASSOCIATES



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

ANNEXURE 6
ARCHITECTS & ENGINEERS

Certificate No.5/BADDI/JUNE/2022

To,

The Omaxe Limited, 7 LSC, Kalkaji, New Delhi

Subject:- Certificate of Percentage of Completion of Construction / Development work in Omaxe Parkwood, Baddi.

Ref: HP RERA Registration No. RERAHPSOP-09170007

Sir,

I Apurba Borah have undertaken assignment as Architect for the Construction / Development Work of the **Omaxe Parkwood, Baddi** Project, situated at Tehsil Baddi, District Solan, Himachal Pradesh admeasuring 15,743 sq.mtr. area being developed by Omaxe Ltd.

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 **Omaxe Parkwood, Baddi**, 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. 5/BADDI/MAR/2022

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	14	14	90%
2	Basement	NA	NA	NA
3	Super Structure (Column and lintel up to Slab bottom Level)	14	14	90%
4	Slabs	14	14	90%
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouring (v) Painting	14	14	90%
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	14	14	90%
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases	14	14	90%

Apurba Borah
Regd. Architect
CA/2013/61818

Apurba Borah
Regd. Architect
CA/2013/61818
FLAT NO. 3A, HIMGIRI APARTMENTS, POCKET-14, KALKAJI EXTENSION, NEW DELHI-110017

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	and Lifts, Overhead and Underground Water Tanks		ARCHITECTS & ENGINEERS	
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	14	14	90%
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	14	14	85%

***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	95%	PROVIDED
2.	Water Supply Line	YES	100%	PROVIDED
3.	Sewerage (chamber, lines, Septic Tank)	NA	-	
4.	Sewage Treatment Plant (STP)	YES	100%	PROVIDED
5.	Storm Water Drains	YES	100%	PROVIDED
6.	Landscaping & Tree Planting	YES	100%	PROVIDED
7.	Street Lighting	YES	100%	PROVIDED
8.	Community Buildings/ Club House	YES	95%	PROVIDED
9.	Solid Waste Management & Disposal	YES	100%	PROVIDED
10.	Water conservation, Rain Water Harvesting	YES	100%	PROVIDED
11.	Energy Management / Sub-station	YES	100%	PROVIDED

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12.	Fire protection and fire safety requirements	YES	95%	PROVIDED
13.	Open area (Park)	YES	100%	PROVIDED
14.	Boundary Wall & Main Gate	YES	100%	PROVIDED
15.	Security Service	YES	100%	PROVIDED
16.	Others (As per Brochure) (Option to add more)			

*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.	320	248	87%
2	Overall percentage of development completed as per Table-B.	320	320	94%
3*	Overall percentage of completion of the project			90.5%

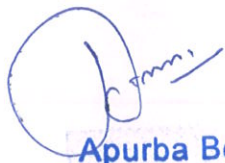
*Note – The above percentages should be mentioned to assess the physical progress of the project only.

The quality of work done is good and is as per the specifications prescribed.

Place:

Date: 25.07.2022

Signature & Name of the Architect
(Council of Architecture No...)


Apurba Borah
Regd. Architect
CA/2013/61818

ANEJA & ASSOCIATES

CHARTERED ENGINEERS, STRUCTURAL ENGINEERS, VALUERS, ARBITRATORS,
SURVEYORS, COMPUTERISED ESTIMATING & PROJECT MANAGEMENT

FLAT NO. 460, TOWER 9, HEWO 2, SECTOR-56, GURGAON

Ref. No.

Date.....

ANNEXURE-7

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

Certificate No. Eng/Baddi/1

To,

The Omaxe Ltd, 7 LSC, Kalka ji, New Delhi,

Subject: Certificate of Cost Incurred for Development of Omaxe Parkwood, Baddi

Ref: HP RERA Project Registration No. RERAHPSOP09170007

Sir,

I / We Aneja & Associates have undertaken assignment for the Omaxe Parkwood, Baddi Project situated at Tehsil Baddi District Solan Himachal Pradesh admeasuring 50462.42 sq.mtr. area, being developed by Omaxe Ltd.

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	3755.84
2	Cost incurred as on 31.06.2022 (based on the Estimated items)	3145.34
3	If Cost incurred for items other than estimated items	0
4	Balance Cost to be incurred (Based on Estimated items) [A(1)(iii)-(A(2)(iii)+A(3)(iii)]	610.5
5	Work done in percentage [A(2)(iii)+A(3)(iii)/A(1)(iii)]x100 (as percentage of the estimated cost)	83.74%


T.D. ANEJA
(Structural Consultant)

T. D. ANEJA
M.E. (Structural Engg.)
IE (I) Regn. No.F109427-7

ANEJA & ASSOCIATES

CHARTERED ENGINEERS, STRUCTURAL ENGINEERS, VALUERS, ARBITRATORS,
SURVEYORS, COMPUTERISED ESTIMATING & PROJECT MANAGEMENT

FLAT NO. 460, TOWER 9, HEWO 2, SECTOR-56, GURGAON

Ref. No.

TABLE-B

Date.....

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 31.03.2022	713
2	Cost incurred as on 31.06.2022 (based on the Estimated items)	599.11
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)]	113.89
5	Work done in percentage [B(2)(iii)+B(3)(iii) /B(1)(iii)]x100 (as percentage of the estimated cost)	84.02%

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)]	4468.84
2	Total Cost incurred [TableA(2)(iii)+A(3)(iii)+Table B (2)(iii) +Table B (3) (iii)]	3744.45
3	Total work done in percentage [as per Table][C(2)(iii)/ C(1)(iii)]X 100]	83.79%
4	The balance cost to complete the project [Table A(4)(iii)+Table B (4)(iii)]	724.39

3. The quality of work done is good and is as per the specifications prescribed

Place:

Date: 25.07.2022

T.D. ANEJA
(Structural Consultant)

T. D. ANEJA
M.E. (Structural Engg.)
IE (I) Regn. No.F109427-7



Certificate No.: 0126
UDIN: 22540065ANSEDR4573

ANNEXURE - 8

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

(For the Quarter April-June 2022)

Name of the promoter		Omaxe Limited
Name of the project		Omaxe Parkwood, Baddi
HP RERA Reg. No.		RERA-HP-SOP-09170007
S.No.	Particulars	Total Cost Incurred (Amount in INR Lacs)
1	2	3
1	Land Cost 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).	171.78
	SUB TOTAL LAND COST (in Rs. Lacs)	171.78
2	Development Cost / Cost of Construction	
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)	2,949.43
a (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's including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the Project registered.	200.21
	Total 2 (a)	3,149.64
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)	5.00
c	Interest payable to financial institutions, scheduled banks, Non-Banking Financial Institution (NBFC) or money lenders on construction funding or money borrowed for construction;	418.04
3A	SUB TOTAL DEVELOPMENT COST AND CONSTRUCTION COST (in Rs. Lacs)	3,572.68
3B	Total Cost Incurred on the Real Estate Project [1 + 3A] of Incurred Column (Land cost + Cost of all construction and development + taxes + interest)	3,744.46
4	% Completion of Construction Work (As per Project Architect's Certificate)	80%

This certificate is being issued on specific request of **M/s Omaxe Limited** for HP RERA compliance. The certification is based on the unaudited books of accounts, records and information us/me and is true to the best of our/my knowledge and belief. I have also relied on the representations received from the management.

For **Seksaria & Associates**

Chartered Accountants

Firm Reg. No. 021316C

VAIBHAV

Digitally signed by

VAIBHAV SEKSARIA

SEKSARIA

Date: 2022.07.27

14:35:03 +05'30'

Vaibhav Seksaria

Proprietor

Membership No. 540065

Place: New Delhi

Date: 27th July 2022



Certificate No.: 0126
UDIN: 22540065ANSEDR4573

DETAILS OF COST INCURRED DURING THE QUARTER

Sr. No.	Particulars	As per certificate given for last quarter (Amount INR in Lacs)	During the quarter (Amount INR in Lacs)	Total Cost incurred (Amount INR in Lacs)
1	Total land cost as per Sr. No. 1	171.78	-	171.78
2	Total expenditure / cost incurred as per Sr. No. 3A	3,521.92	50.76	3,572.68

DETAILS OF ADVANCE RECEIVED FROM CUSTOMERS*

Sr. No.	Particulars	As per certificate given for last quarter (Amount INR in Lacs)	During the quarter (Amount INR in Lacs)	Total Advance received (Amount INR in Lacs)
1	Advance received from Customers	-	-	-

* Please refer to Letter No. BAD/20/NOV/02/1187 dated 19.11.2020 regarding opening of Separate Bank Account. And accordingly the details will be reconciled.

SEPARATE BANK ACCOUNT OF THE PROJECT

Name of the Bank		IDBI Bank Ltd.
Name of the Branch		C.R. Park, New Delhi
Account Number		0632102000013697
IFSC Code		IBKL0000632
Sr. No.	Particulars	Amount (INR in Lacs)
1	Opening Balance in the Separate Bank Account of the project at the start of the reported quarter.	-
2	(Add): Deposits in the Separate Bank Account of the project during the reported quarter.	28.82
3	(Less): Withdrawals from the Separate Bank Account of the project during the reported quarter.	28.82
4	Closing Balance in the Separate Bank Account of the project at the end of the reported quarter.	-

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No.	Particulars	Details
1	Estimated balance cost to be incurred for completion of the Real Estate Project (Amount INR in Lacs)	896.14
2	Balance amount of receivables from booked apartments as per Part A. of Sub-Annexure - X to this Certificate (As certified by Chartered Accountant based upon verification of books of accounts) (Amount INR in Lacs)	1,018.76
3	Balance unsold inventory to be certified by management and to be verified by Chartered Accountant from the records and books of account (No. of Units)	60.00
4	Estimated amount of sales proceeds in respect of unsold inventory as per Part B. of Sub - Annexure - X to this Certificate. (Amount INR in Lacs)	-
5	Estimated receivables of ongoing Project. Sum of (2 + 4) (Amount INR in Lacs)	1,018.76
6	Amount to be deposited in Separate Bank Account - 70% or 100% (If 5 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in Separate Bank Account.) and (If 5 is lesser than 1, then 100% of the balance receivables of ongoing Project will be deposited in the Separate Bank Account.)	1,018.76

This certificate is being issued on specific request of **M/s Omaxe Limited** for HP RERA compliance. The certification is based on the unaudited books of accounts, records and information us/me and is true to the best of our/my knowledge and belief. I have also relied on the representations received from the management. It is based on the verification of books of accounts and other related documents till 30.06.2022.

For **Seksaria & Associates**

Chartered Accountants

Firm Reg. No. 021316C

VAIBHAV

SEKSARIA

Vaibhav Seksaria

Proprietor

Membership No. 540065

Digitally signed by VAIBHAV
SEKSARIA
Date: 2022.07.27 14:35:22 +05'30'

Place: New Delhi

Date: 27th July 2022

Faridabad Office: 2759, Sector-3, Faridabad – 121004

M. No. +91 - 83770 12723 | +91 - 87003 10710

Email ID: seksariavaibhav@gmail.com | vaibhav.seksaria@outlook.com



Certificate No.: 0126
UDIN: 22540065ANSEDR4573

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 / Apartments/ units	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered parking (Sq. Mts.)	Total Unit consideration amount as per Agreement / letter of allotment (in Rs. Lacs)	Received amount up to end of previous quarter (in Rs. Lacs)	Received amount up to end of current quarter (in Rs. Lacs)	Balance amount as at the end of current quarter (in Rs. Lacs)
1	Gulmohar-D	40.00	77.60	8.92	907.84	917.73	917.73	-
2	Jacaranda-B	60.00	40.78	5.48	885.80	878.25	878.25	7.55
3	Jacaranda-A	40.00	40.78	5.48	697.79	87.94	107.08	590.71
4	Jacaranda-C	118.00	40.78	5.48	1,820.00	1,389.82	1,399.50	420.50

6. Total received and balance receivable from sold inventory: -

Sr. No.	Total Booked Inventory of all plots, flats / apartments, villas / cottages / garages / covered parking's, commercial units in the Real Estate Project as per Part A. of Sub - Annexure-X	Received amount up to end of current quarter (in Rs. Lacs)	Balance amount receivable up to end of current quarter (in Rs. Lacs)
1	Total Balance Receivable Amount of Booked Inventory	3,276.08	1,018.56

A. 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 parking (Sq. Mts.)	Total Unit consideration amount as per Agreement / letter of allotment (in Rs. Lacs)	Received amount up to end of previous quarter (in Rs. Lacs)	Received amount up to end of current quarter (in Rs. Lacs)	Balance amount as at the end of current quarter (in Rs. Lacs)
1	Jacaranda-A	-						
2	Jacaranda-C	-						
3	EWS	60.00						

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

Sr. No.	Total Booked Inventory of all plots, flats / apartments, villas / cottages / garages / covered parking's, commercial units in the Real Estate Project as per Part A. of Sub - Annexure-X	Total Estimated Amount (INR in Lacs)
1	Total Evaluated Amount of Unsold Inventory	-

This certificate is being issued on specific request of **M/s Omaxe Limited** for HP RERA compliance. The certification is based on the unaudited books of accounts, records and information us/me and is true to the best of our/my knowledge and belief. I have also relied on the representations received from the management. It is based on the verification of books of accounts and other related documents till 30.06.2022.

For **Seksaria & Associates**

Chartered Accountants

Firm Reg. No. 021316C

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VAIBHAV SEKSARIA

SEKSARIA Date: 2022.07.27
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Vaibhav Seksaria

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Place: New Delhi

Date: 27th July 2022