

QUARTERLY PROGRESS REPORT (QPR-1)

1.	PARTICULARS OF THE REAL ESTATE PROJECT		
Sr. No.	Particulars	Details	
1.1	Name of the Real Estate Project	HIGH VALLEY APARTMENTS	
1.2	Phase of the Real Estate Project		
1.3	Name of the Promoter	HIGH VALLEY BUILDERS	
	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- promoters in the phase / project and so on	NA	
1.4	Total area of the Real Estate Project / Phase	14303.77 m²	
1.5	Location of the Real Estate Project	VILL BATED, PO BAROTIWALA, TEHSHIL BADDI, DISTT-SOLAN (H.P)	
1.6	Type of the Real Estate Project or Phase of the Real Estate Project	Residential Plotted Colony	
		Residential Development Project	YES
		Commercial Development Project	
		Mix Land Use Development Project	
1.7	Registration No. of the Real Estate Project	RERAHPSOP12180045	
1.8	Validity of Registration Certificate	Valid from	Valid up to
		31.01.2020	30.1.2027
1.9	Date of Start of the Real Estate Project / Phase	15/01/2010	
1.10	SPECIFICATIONS (As finalized by Promoter for the Real Estate Project)		
-	Particulars	Details (Attach Sheets & Documents)	
b.	Apartments/ Flats	Detailed specifications of all items ,copy to be attached as Annexure 1B	

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, 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 clauses.	The undertaking to be provided duly signed by the promoter on the letter head of the firm and should be named (Annexure 3)	
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.			03912320001393				
2.2	Account Name			HIGH VALLEY BUILDERS				
2.3	Bank Name			HDFC BANK LTD				
2.4	Branch Name			ADARSH NAGAR BRANCH DELHI 110033				
2.5	IFSC Code			HDFC0000391				
2.6	Branch Address			ADARSH NAGAR BRANCH DELHI 110033				
3	DETAILS OF INVENTORY OF THE PROJECT							
3.1	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)		
	1 st April 2022	30 June 2022	80	59	02	19		
schematic sketch on A-4 size of paper SCHEME SKETCH-3								
3.2	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/ Apartm ent
			Block /Tower / No. as per	Flat / Apartm	Carpet Area	Area of exclusive balcony,	Area of exclusive terrace,	

			sancti oned plan	Name / No.	(Sqm)	if any (Sqm)	if any (Sqm)		wise
1 st April 2022	30 June 2022			A-103	1025			HANDOVER	
				A-201	1025			HANDOVER	
				A-202	1025			HANDOVER	
				A-203	1025			HANDOVER	
				A-204	1025			HANDOVER	
				A-301	1025			HANDOVER	
				A-302	1025			HANDOVER	
				A-303	1025			HANDOVER	
				A-304	1025			HANDOVER	
				A-401	1025			HANDOVER	
				A-402	1025			HANDOVER	
				A-403	1025			HANDOVER	
				A-404	1025			BOOKED	
				A-501	1025			HANDOVER	
				A-502	1025			HANDOVER	
				A-503	1025			BOOKED	
				B-101	1025			HANDOVER	
				B-102	1025			HANDOVER	
				B-103	1025			HANDOVER	
				B-104	1025			HANDOVER	
				B-201	1025			HANDOVER	
				B-202	1025			HANDOVER	
				B-203	1025			HANDOVER	
				B-204	1025			HANDOVER	
				B-301	1025			HANDOVER	
				B-302	1025			HANDOVER	
				B-303	1025			HANDOVER	
				B-304	1025			HANDOVER	
				B-402	1025			HANDOVER	
				B-403	1025			HANDOVER	
				B-502	1025			HANDOVER	
				B-503	1025			HANDOVER	
				C-102	1025			HANDOVER	
				C-103	1025			HANDOVER	
				C-202	1025			HANDOVER	
				C-203	1025			HANDOVER	
				C-302	1025			HANDOVER	
				C-303	1025			HANDOVER	

				C-401	1025			HANDOVER	
				C-402	1025			HANDOVER	
				C-403	1025			HANDOVER	
				C-502	1025			HANDOVER	
				C-503	1025			HANDOVER	
				D-101	1025			BOOKED	
				D-102	1025			HANDOVER	
				D-103	1025			HANDOVER	
				D-201	1025			HANDOVER	
				D-202	1025			HANDOVER	
				D-203	1025			HANDOVER	
				D-204	1025			HANDOVER	
				D-301	1025			HANDOVER	
				D-302	1025			HANDOVER	
				D-303	1025			HANDOVER	
				D-401	1025			HANDOVER	
				D-402	1025			HANDOVE	
				D-403	1025			HANDOVER	
				D- 502	1025			HANDOVER	
				D-503	1025			HANDOVER	
				A- 504	1025			BOOKED	
				A- 104	1025			HANDOVER	
				D-303	1025			HANDOVER	
						schematic sketch on A-4 size of paper SCHEME SKETCH-4			
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 June 2022	Stilt Parking	--	Not for Sale	-			
		indicative schematic sketch on A-4 size of paper SCHEME SKETCH-6							
4.	STATUS OF PHYSICAL COMPLETION OF WORKS								
4.2	Details of status of Completion of Work in Case of Flats/ Apartments (Nomenclature as per Sanctioned Plan)								
	Block/Tower details	wise	% of completion	Likely completion date	Remarks				

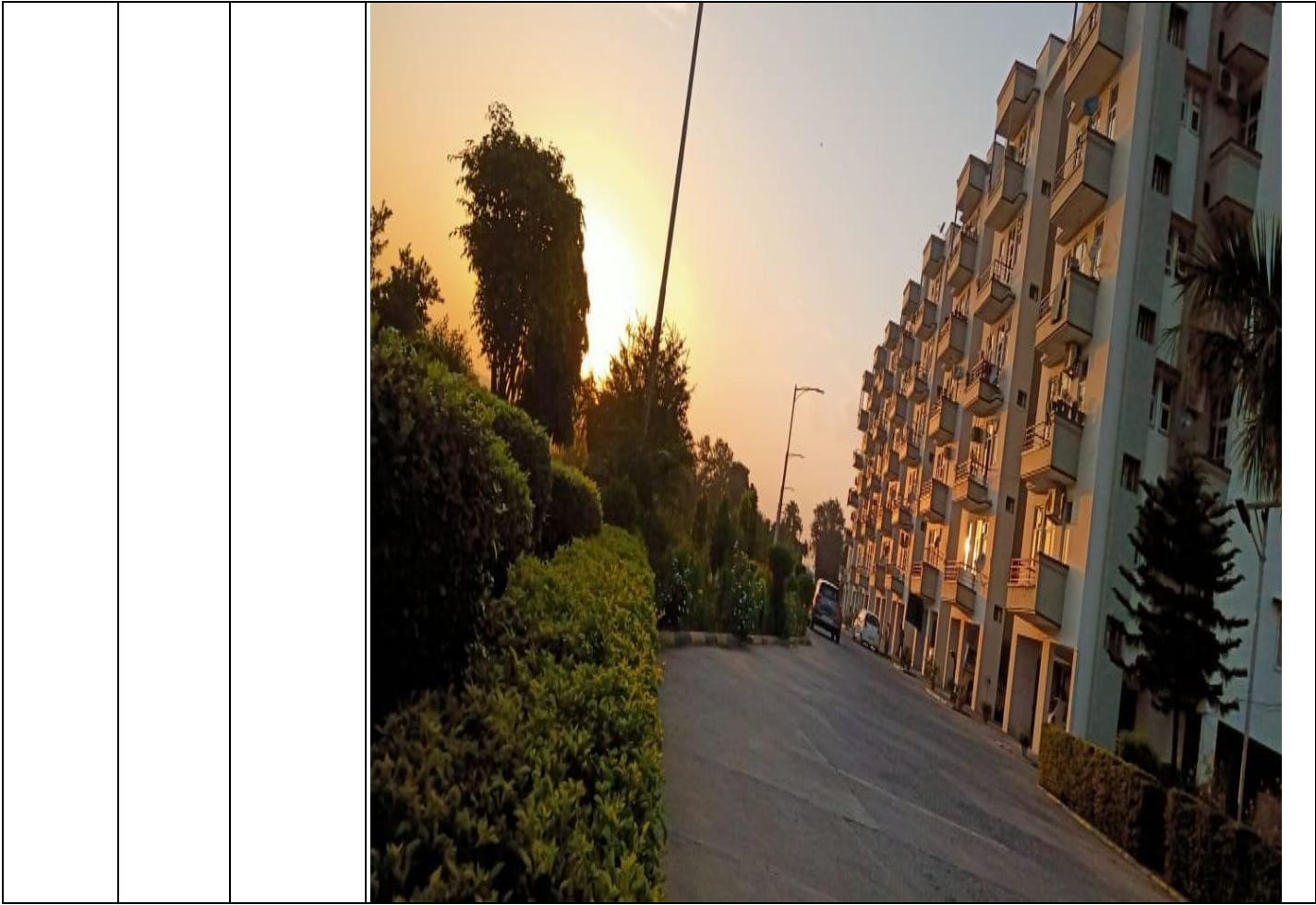
	Block 1	100%	NIL	NIL
	schematic Sketch on A-4 size of Paper SCHEME SKETCH-11			
4.3	Details of status of Completion of Work in Case of Garages/ Covered Parking (Nomenclature as Sanctioned Plan)			
	Garage/ Covered Parking wise details	% of completion	Likely completion date	Remarks
	Garage/Covered parking-1	NIL	NIL	NIL
	schematic Sketch on A-4 size of Paper SCHEME SKETCH-13			
5.	STATUS OF COMPLETION OF INFRASTRUCTURE DEVELOPMENT			
Components		% of completion	Likely completion date	Remarks
5.1	A-Services			
i.	Roads and Pavements	55%	-	
ii.	Parking	-	-	
iii.	Water Supply	55%	-	
iv.	Sewerage	55%	-	
v.	Electrification	-	-	
vi.	Storm Water Drainage	55%	-	
vii.	Parks and Play Grounds	20%	-	
viii.	Street Light	55%	-	
ix.	Renewable Energy System	90%		
x.	Security and Fire Fighting Services	55%	-	
xi.	Sewerage Treatment Plant (STP)	90%	-	
xii.	Underground Tank	-	-	
xiii.	Rain Water Harvesting	90%	-	
xiv.	Electrical Sub-Station	90%	-	
5.2	*B1–Community building to be transferred to Resident Welfare Association (RWA)			
i.	Community Centre	100%		
ii.	Others			

5.3	*B2–Community building to be sold to third party or to be retained by Promoter			
i.	Schools	Proposed		
ii	Club House	-		
iii.	Hospital and Dispensary	-		
iv.	Shopping Areas	100%		
v.	Others	-		
	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 Rs.)		
6.1	Total estimated cost of the Project (Annexure 5)	20,82,05,107		
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)	34,69,200	-	-
ii	Estimated Cost of construction of apartments / commercial area / Mixed use development	185000000	1,06,05,000/-	17,43,95,000
iii	Estimated Cost of infrastructure and other structures/community facilities	14050000	3,30,445/-	1,37,19,555
iv	Other costs including External Development Charges (EDC), Internal Development Charges (IDC), Taxes, Levies, Cess etc.	5685907	56,85,907	NIL
-	TOTAL	20,82,05,107	1,66,21,352	18,81,14,555
6.3	(i) Total estimated expenditure incurred till the end of Quarter under reference	1,66,21,352/-		
	(ii) Expenditure of total estimated cost in %	7.98%		
6.4	Whether the project is on schedule as per the actual expenditure.			
	(i) Specify the reasons, if not as per schedule	N/A		

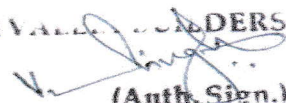
		Project	Name of Parties and Case No.	Issue involved (in brief)	Next date of hearing and its status					
		i.	*NIL	NIL	NIL	NIL				
10.3		Summary of Allottees and Sale Report during the Quarter								
		Sr. No.	Unit No. and parking No. if any	Name of the Allottee	Date of booking	Rate (per Sft.) of main 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.	D-104	Prasant Mehta	30/04/2022	NIL	1025	29,00,000	100%	29,00,000
		2.	D-101	Tanya Goel	30/04/2022	NIL	1025	29,00,000	31%	9,00,000
10.4		Latest marketing collateral, if any					Provide brief details			
10.5		Copy of latest advertisement details, if any					Provide brief details			
11.		LATEST SITE UPDATE THROUGH MEDIA GALLERY								
11.2		Flats / Apartments								
Sr. No.		From Date	To Date	Image 1 Jpeg			Image 2 Jpeg			
		1 st April 2022	30 June 2022							





12.	<u>VARIOUS ANNEXURES AND CERTIFICATES BY PROFESSIONALS TO BE SUBMITTED</u>	
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

For HIGH VALUE BUILDERS

 (Auth. Sign.)

Place:

Date:

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



PLANNERS GROUP

ARCHITECTS+PLANNERS+DESIGNERS+ENGINEERS

S.C.O.4, FF, Sector 17E, Chandigarh-160017

Tel: 0172-2703917, 2703391

www.plannersgroup.net

mail@plannersgroup.net

ANNEXURE-6

ARCHITECT'S CERTIFICATE

(For the period till 30/06/2022)

Certificate No. PG/615/22

To, The Residential Apartment for High Valley Builders, Village bated, P.O. Barotiwala, Tehsil Baddi, District Solan, State Himachal Pradesh.

Subject:- Certificate of Percentage of Completion of Construction / Development work in Residential Apartment for High Valley Builders

Ref: HP RERA Registration No. RERAHPSOP12180045.

Sir,

I / We PLANNERS GROUP have undertaken assignment as Architect for the Construction / Development Work of the Residential Apartment for High Valley Builders situated at Village bated, P.O. Barotiwala, Tehsil Baddi, District Solan, State Himachal Pradesh admeasuring 19 Bighas= 14303.77 sq.mtr. plot area.

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 HIGH VALLEY BUILDERS, 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-

Signature of Architect

PANKAJ MALIK
M.Des. Sc., B. Arch.
A.I.I.A., M.C.A.
Regd. No. CA/96/20874

***TABLE A**

Certificate No. _____

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	176	80	52%
2	Basement	NA	NA	NA
3	Super Structure (Column and lintel up to Slab bottom Level)	176	80	52%
4	Slabs	176	80	52%
5*	Internal task/activities to each of the Flat/ Premises- (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flooring (v) Painting	176	80	52%
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	176	80	52%
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	176	80	52%
8	The external plumbing,	176	80	52%

Signature of Architect

PANKAJ MALIK
M.Des. Sc., B. Arch.
A.I.I.A., M.C.A.
Regd. No. CA/96/20874

	external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing			
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	176	80	52%

***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		55%	

Signature of Architect

PANKAJ MALIK
M.Des. Sc., B. Arch.
A.I.I.A., M.C.A.
Regd. No. CA/96/20874

2.	Water Supply Line		55%	
3.	Sewerage (chamber, lines, Septic Tank)		55%	
4.	Sewage Treatment Plant (STP)		90%	
5.	Storm Water Drains		55%	
6.	Landscaping & Tree Planting		55%	
7.	Street Lighting		55%	
8.	Community Buildings/ Club House		100%	
9.	Solid Waste Management & Disposal		90%	
10.	Water conservation, Rain Water Harvesting		90%	
11.	Energy Management /Sub-station	yes	90%	
12.	Fire protection and fire safety requirements		55%	
13.	Open area (Park)		20%	
14.	Boundary Wall & Main Gate		100%	
15.	Security Service		100%	
16.	Others (As per Brochure) (Option to add more)			

Signature of Architect

PANKAJ MALIK
M.Des. Sc., B. Arch.
A.I.I.A., M.C.A.
Regd. No. CA/96/20874

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.	176	80	52
2	Overall percentage of development completed as per Table-B.	176	80	70
3*	Overall percentage of completion of the project			61

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

Place: CHANDIGARH

Date:08.07.2022

Signature of Architect

PANKAJ MALIK
M.Des. Sc., B. Arch.
A.I.I.A., M.C.A.
Regd. No. CA/96/20874



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ANNEXURE-9

ARCHITECT'S CERTIFICATE

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

Certificate No. _____

To,

**The HDFC BANK LTD
Adarsh Nagar Branch
Delhi - 110033**

Subject:- Certificate of progress of work, Percentage of Completion of Development / Construction work in High Valley Builders bearing Registration No RM0001/2015 for withdrawal from the Separate Bank Account.

Sir,

I/We **PLANNERS GROUP** have undertaken assignment as Architect for the professional architectural services for the above cited Project, coming up on Khasra No **28, 29/2, 38/1 & 39** at Mauza / Mohal **Bated** Tehsil **Baddi** District **Solan Himachal Pradesh** being developed by **High Valley Builders**.

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 **High Valley Builders** is **61%** as worked out in the **30 June 2022** Quarterly Progress Report submitted vide Certificate No PG/615/22 dated 08.07.2022 (copy enclosed).

Place: Chandigarh

Date: 08.07.2022

Signature of Architect

PANKAJ MALIK
M.Des. Sc., B. Arch.
A.I.A., M.C.A.
Regd. No. CA/96/20874



Hitesh Mishra
Civil Engineer

ANNEXURE-7

Date 29/7/22

Ref. No.....

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

Certificate No. 0473/22

To,
M/s High Valley Builders
Vill- Bated Tehsil- Baddi,
Distt. Solan, HP

Subject: Certificate of Cost Incurred for Development of High Valley Apartments.

Ref: HP RERA Project Registration No. RERAHPSOP12180045.

Sir,

I / We Hitesh Mishra have undertaken assignment for the High Valley Apartments Project, situated at Village Bated District Solan Himachal Pradesh admeasuring **14303.77** sq.mtr. Area being developed by M/s High Valley Builders.

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	18,50,00,000
2	Cost incurred as on June 2022 (based on the Estimated items)	1,06,05,000/-
3	If Cost incurred for items other than estimated items	NIL
4	Balance Cost to be incurred (Based on Estimated items) $[A(1)(iii)-(A(2)(iii)+A(3)(iii))]$	17,43,95,000
5	Work done in percentage $[A(2)(iii)+A(3)(iii)/A(1)(iii)] \times 100$ (as percentage of the estimated cost)	5.73%

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 March 2022	1,97,35,907/- (excluding land cost)
2	Cost incurred as on June 2022 (based on the Estimated items)	60,16,352
3	If cost incurred for items other than Estimated items	NIL
4	Balance cost to be incurred (based on estimated items) $[B(1)(iii) - (B(2)(iii)+B(3)(iii))]$	1,37,19,555
5	Work done in percentage $[B(2)(iii)+B(3)(iii) / B(1)(iii)] \times 100$ (as percentage of the estimated cost)	30.48%

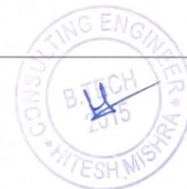


TABLE-C

(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)]	20,47,35,907/- (Excluding Land cost)
2	Total Cost incurred [Table A (2)(iii)+A(3)(iii)+Table B (2)(iii) +Table B (3) (iii)]	1,66,21,352
3	Total work done in percentage [as per Table][C(2)(iii)/ C(1)(iii)]X 100]	8.11%
4	The balance cost to complete the project [Table A(4)(iii)+Table B (4)(iii)]	18,81,14,555/-



Signature of Engineer

Name. : Mr. Hitesh Mishra
Aadhar No : 638817817685
Pan No : BGDPM6136P
Mob No. : 9988524656
Email id : hiteshmishra51@gmail.com
Address : #383 Gali No. 1, Hargobind Avenue, Majitha Road, Amritsar 143001

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/2022-23/040

UDIN : 22546773ANXZTJ8466

ANNEXURE -8

CHARTERED ACCOUNTANT'S CERTIFICATE

(For the Quarter ending June 2022)

Name of the Promoter- **M/s High Valley Builders.**

Name of the Project- **High Valley Apartments**

HP RERA Registration No - **RERAHPSOP12180045**

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)	34,69,200
		Sub-Total of Land Cost 1(i)	34,69,200
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)	1,06,05,000
		(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.	3,30,445
		Total 2 (i)	1,09,35,445

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)	56,85,907
	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	1,66,21,352
		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)	2,00,90,552
4.		% Completion of Construction Work (As per Project Architect's Certificate) Certificate No.....dated.....	61%

This Certificate is being issued on specific request of M/s **High Valley Builders** 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: 30.07.2022

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
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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)	34,69,200	-	34,69,200
2.	Total Expenditure / Cost incurred as per Sr. No. 3 (d)	1,66,21,352	-	1,66,21,352
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	1,73,75,000	39,00,000	2,12,75,000

Separate Bank Account of the Project		
Name of the Bank - HDFC Bank Limited Branch- Adarsh Nagar Branch, Delhi-110033 Account Number - 03912320001393 IFSC Code- HDFC0000391		
Sr.No	Particulars	Amount in Rs. *
1.	Opening Balance in the Separate Bank Account of the project at the start of the reported quarter.	2,72,519.69
2.	(Add): Deposits in the Separate Bank Account of the project during the reported quarter.	82,19,353.00
3.	(Less): Withdrawals from the Separate Bank Account of the project during the reported quarter.	74,09,664.00
4.	Closing Balance in the Separate Bank Account of the project at the end of the reported quarter.	1,08,208.69

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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	20,82,05,107
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)	95,00,000
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 Unit
4.	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per B. of sub - Annexure- 'X' to this Certificate.	6,70,00,000
5.	Estimated receivables of ongoing Project. Sum of (2 + 4(ii))	7,65,00,000
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.)	7,65,00,000

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: 30.07.2022

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.
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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.)	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.	D-502	1	1025		2450000	20,00,000	-	4,50,000
2.	C-503	1	1025		20,00,000	18,00,000	-	2,00,000
3.	A-203	1	1025		28,00,000	27,00,000	1,00,000	-
4.	A-404	1	1025		23,00,000	7,00,000	-	16,00,000
5.	D-502	1	1025		2450000	2450000	-	-
6.	A-503	1	1025		2450000	200000	-	22,50,000
7.	D-502	1	1025		2450000	2450000	-	-
8.	B-304	1	1025		25,00,000	20,00,000	-	5,00,000
9.	A-504	1	1025		28,00,000	3,00,000	-	25,00,000
10.	A- 104	1	1025		27,75,000	27,75,000	-	-
	D-101	1	1025		29,00,000		9,00,000	20,00,000
	D-304	1	1025		29,00,000		29,00,000	-
	TOTAL					1,73,75,000	39,00,000	95,00,000

Our branches:-

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5. 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.)	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	Booth No. 1	1	-	-	-	-	50,000/-	Cancelled, Amount to be Refunded

B. 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	1,73,75,000	95,00,000

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.	Residential Flats	19	1025	NIL	22,00,000	4,18,00,000
	TOTAL		-		22,00,000	4,18,00,000

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3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

2. In case of Commercial Building:-

Sr. No.	Shop/ Commercial unit no. Nomenclature as per sanctioned plan	No. of Shops/ Commercial Units	Carpet Area (Sq. Mts.)	Area of exclusive balcony / Covered Parking / lawn (Sq. Mts.)	Total shops/ Commercial Unit consideration amount as assessed on the basis of Prevailing Market Rate (PMR) (in Rs.)	Total estimated amount of sale proceeds of all unsold shops/ Commercial Units (in Rs.)
1.	Booths	4			18,00,000	72,00,000
2.	Shops	6			30,00,000	1,80,00,000
						2,52,00,000

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	6,70,00,000/-

Place: Zirakpur
Date: 30.07.2022

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
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Hitesh Mishra

Civil Engineer

Ref. No.....

ANNEXURE-10.....

29/7/22

ENGINEER'S CERTIFICATE

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

Certificate No.474/22

To,
M/s High Valley Builders
Village Bated The- Baddi,
Distt. Solan HP

Subject:- Certificate of estimated expenditure for Development/
Construction work in **High Valley Apartments** bearing
Registration No. **RERAHP SOP12180045** for withdrawal from the
Separate Bank Account.

Sir,

I/We Hitesh Mishra have undertaken assignment as Engineer for the
professional engineering services for the above cited Project, coming up on
Khasra No. 28, 1110/29, 1111/38, 39 at **Village Bated, Tehsil Baddi, District**
Solan Himachal Pradesh admeasuring **14303.77** sq.mtr. Area being
developed by **M/s High Valley Builders**.

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 **High Valley Apartments** is Rs **1,66,21,352/-** as
worked out in the June 2022 ending Quarterly Progress Report submitted vide
Certificate No 473/22 dated 29.7.2022(copy enclosed).



Signature of Engineer

Name. : Mr. Hitesh Mishra
Aadhar No : 638817817685
Pan No : BGDPM6136P
Mob No. : 9988524656
Email id : hiteshmishra51@gmail.com
Address : #383 Gali No. 1, Hargobind Avenue, Majitha Road, Amritsar 143001

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,
M/s High Valley Builders
Village- Bated, Tehsil Baddi,
Dist. Solan, HP

Subject:- Certificate of estimated expenditure for Development/ Construction work in **High Valley Apartments** bearing Registration No. **RERAHPSOP12180045** for withdrawal from the 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 28, 1110/29, 1111/38, 39 **at Baddi- Barotiwala Nalagarh Solan, Himachal Pardesh**, being developed by **M/s High Valley Builders**

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 **High Valley Apartments** is Rs **1,66,21,352** as worked out in the beginning to June, 2022 ending Quarterly Progress Report submitted vide Certificate No 040 dated 30.07.2022 (copy enclosed).

Place: Zirakpur

Date: 30.07.2022

For Brij Gupta and Co.

Chartered Accountants



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

Our branches:-

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