



Ref. No. 02 / SBD / 2022-23

Dated : 30-07-2022

To

The HP Real Estate Regulatory Authority (RERA)
Majitha House Annexe, Near HP Govt. Sectt.,
Chotta Shimla, Shimla – 171002.

**Sub: Filing of Quarterly Progress Report of the Real Estate Project, JSA
Homes for Quarter ending 30th June 2022.**

Dear Sir,

Please find enclosed herewith the Quarterly Progress Report of Real Estate Project JSA Homes for the Quarter ended on 30th June 2022 has been prepared and is attached with this mail alongwith all requisite Annexure(s) as required by the Authority, in compliance of section 11 of the Real Estate (Regulation and Development) Act, 2016 read with relevant Rules and Regulations.

I, as Partner of the Real Estate Project, undertake to state that the information provided in the Quarterly Progress Report including information provided by the Project Professionals is attached Annexures(s), is correct and nothing has been concealed.

For SOHI BUILDERS & DEVELOPERS

Partner

Sohi Builders & Developers

H.O. : # 169, Sector-8, Panchkula, Pin – 134109

B.O. : Kandaghat – Chail Road, Village Kohari, Kandaghat (H.P.)

Annexure 3 of QPR-1

UNDERTAKING

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

I, **Ravinderjit Singh S/o Late Sh Jaswant Singh R/o 169, Sector-8, Panchkula**, do hereby solemnly affirm & declare as under:-

1. That I, as a Promoter, have been developing a Real Estate Project by the name "**JSA HOMES**" coming up on Khasra Nos, **99 and 464/450/98** at Mauza **KOHARI** Tehsil **KANDAGHAT** District **SOLAN** 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 "**JSA HOMES**" Real Estate Project coming up have come up on Khasra No. **99 and 464/450/98** at Mauza **KOHARI** Tehsil **KANDAGHAT** District **SOLAN** Himachal Pradesh.
4. That the signed/ entered into "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 **SOHI BUILDERS & DEVELOPERS**


Deponent

Partne

QUARTERLY PROGRESS REPORT (QPR-1)

(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	JSA HOMES	
1.2	Phase of the Real Estate Project	N/A	
1.3	Name of the Promoter	Sohi Builders & Developers	
	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	N/A	
1.4	Total area of the Real Estate Project / Phase	2506 Sq. Mtrs.	
1.5	Location of the Real Estate Project	Kandaghat – Chail Road, Village Kohari, Kandaghat	
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	RERAHPSOP07190057	
1.8	Validity of Registration Certificate	Valid from 23-11-2019	Valid up to 21-02-2023
1.9	Date of Start of the Real Estate Project / Phase	23-11-2019	
1.10	SPECIFICATIONS (As finalized by Promoter for the Real Estate Project)		
-	Particulars	Details (Attach Sheets & Documents)	

a.	Individual Plots	Specifications of Boundary Wall, Gate & allied works if any, other than infrastructural works like external developments, copy to be attached as Annexure 1A
b.	Apartments/ Flats	Detailed specifications of all items ,copy to be attached as Annexure 1B
c.	Cottage/ Villa	Detailed specifications of all items ,copy to be attached as Annexure 1C
d.	Commercial Units	Detailed specifications of all items ,copy to be attached as Annexure 1D
e.	Garages / Parking Slots (Covered)	Detailed specifications of all items, copy to be attached as Annexure 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	The undertaking to be provided duly signed by the promoter on the letter head of the firm and should be named (Annexure 3)

	<p>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.</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"> <thead> <tr> <th colspan="2">Quarter ending (tick mark)</th> </tr> </thead> <tbody> <tr> <td>31st MAR, 2021</td> <td></td> </tr> <tr> <td>30th JUN, 2021</td> <td>√</td> </tr> <tr> <td>30th SEPT, 2021</td> <td></td> </tr> <tr> <td>31st DEC, 2021</td> <td></td> </tr> </tbody> </table>	Quarter ending (tick mark)		31 st MAR, 2021		30 th JUN, 2021	√	30 th SEPT, 2021		31 st DEC, 2021	
Quarter ending (tick mark)												
31 st MAR, 2021												
30 th JUN, 2021	√											
30 th SEPT, 2021												
31 st DEC, 2021												
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.	1624201001519										
2.2	Account Name	Sohi Builders & Developers										
2.3	Bank Name	Canara Bank										
2.4	Branch Name	SCO-12, Sector-10 Panchkula										
2.5	IFSC Code	CNRB0001624										

2.6	Branch Address													
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)		
			Resi	Com.	Pub.	Resi	Com.	Pub.	Resi	Com.	Pub.	Resi	Com.	Pu
	Beginning													
*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													
*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	30-06-2022	38		11		6		21					
* 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 June 2022	(e.g Block-B)	1B	57.63					NIL			
				1C	57.63					NIL			
				1D	57.63					NIL			
				2A	57.63					NIL			
				2B	57.63					NIL			
				2C	57.63					NIL			
				2D	57.63					NIL			
				3A	57.63					NIL			
				3B	57.63					NIL			
				3C	57.63					NIL			
				3D	57.63					NIL			
				4A	57.63					NIL			
				4B	57.63					NIL			
				4C	57.63					NIL			
				4D	57.63					NIL			
				Block-A	103D	88.75					NIL		
			103E		88.75					NIL			
			*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	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												
*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							
*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)	Addition al detail if any	
	Beginni ng		(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-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							
*Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-8								

3.9	Details of Individual Commercial Units (Shops/ Offices/Others)									
	From Date	To Date	Detail of Total Commercial Units booked / sold till the end of this Quarter					Posse ssion Status	Mortgage If any , Commerci al Unit wise	
			Block/ Tower / No. as per sanctioned plan	Commer cial Unit / Shop No.	Type Shop/ Office/ Other	Carpet Area (Sqm)	Addition al detail, if any			
	Beginning		(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			
	As per Architect Certificate									
* 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			
	Block 1		As per Architect Certificate							
	Block 2									
	Block-3									
*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
	Garage/Covered parking-1			
	Garage/Covered parking-2			
	Garage/Covered parking-3			
	*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	As per Architect Certificate		
ii.	Parking			
iii.	Water Supply			
iv.	Sewerage			
v.	Electrification			
vi.	Storm Water Drainage			
vii.	Parks and Play Grounds			
viii.	Street Light			

ix.	Renewable Energy System			
x.	Security and Fire Fighting Services			
xi.	Sewerage Treatment Plant (STP)			
xii.	Underground Tank			
xiii.	Rain Water Harvesting			
xiv.	Electrical Sub-Station			
5.2	*B1–Community building to be transferred to Resident Welfare Association (RWA)			
i.	Community Centre			
ii.	Others			
5.3	*B2–Community building to be sold to third party or to be retained by Promoter			
i.	Schools			
ii	Club House			
iii.	Hospital and Dispensary			
iv.	Shopping Areas			
v.	Others			
	<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. No.	Particulars	Amount (in Rs.)		
6.1	Total estimated cost of the Project Copy should be attached (Annexure 5)	7.64 Crores		
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	As per Architect and CA Certificate		
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.			
-	TOTAL			
6.3	(i) Total estimated expenditure incurred till the end of Quarter under reference			
	(ii) Expenditure of total estimated cost in %	%		
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 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.)
	01 st April 2022	30 th June 2022	390732.20	9221872.00
				5822481.00
				3790123.20
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.	98135.00	Through RTGS	

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	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.	Nil		Nil					
	*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.	Nil	Nil	Nil	Nil				
	ii	Nil	Nil	Nil	Nil				
	iii	Nil	Nil	Nil	Nil				
	* 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.)
	*								

	* 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)
	1 st April 2022	30 th June 2022						
11.2	Flats / Apartments							
	1 st April 2022	30 th June 2022						
11.3	Villas / Cottages							
11.4	Commercial Units (Shops, Offices, Others etc)							
11.5	Facilities like Swimming Pool, Club House, Gym , Central Greens, Parking etc.							

*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
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: Panchkula

For SOHI BUILDERS & DEVELOPERS

Date: 30-07-2022



Partner

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



Er. Rajat Sharma
(Civil Engineer)
TCP Reg. No. RP 0891/2018

Mob. No. 70181-74593
98170-33399
Email : Sharmarajat5999@gmail.com

Engineer, Planner, Interior Designer, Valuer, Builder
Cabin No.3, First Floor, Federation Building, The Mall Kandaghat, Solan (HP)

Cert. No. 369

Date :- 21/07/2022

ARCHITECT'S CERTIFICATE

(For the period till 30 June 2022)

To,

The Ravinder Jit Singh
House No.169,Sector-8 Panchkula
(Haryana) 134109

Subject:- **Certificate of Percentage of Completion of
Construction/Development work in JSA Homes**

Ref: **HP RERA Registration No. HPSOP07190057**

Sir,

I **Rajat Sharma** have undertaken assignment as Architect for the
. Construction/ Development Work of the **JSA Home** Project,situated
at Village- Kohari P.O & Tehsil -Kandaghat Distt- Solan Himachal
Pradesh admeasuring **2506** Sq.mtr. area being developed by Mr
Ravinder Jit Singh

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 **JSA Homes**, 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

Sr. No.	Tasks / Activity	Total Units/B locks (A)	Total Units/ Blocks (B0)	Work done for Units/ Blocks (A)	Work done for Units/ Blocks (B)	% age of Work done
1	Foundation and Plinth	40	31	40	31	100%
2.	Basement	NA	NA	NA	NA	NA
3.	Super Structure (Column and lintel up to Slab bottom Level)					
4.	Slabs	6	5	6	5	100 %
5.	Internal task/activities to each of the Flat/Premises- i. Bricks wall ii. Joinery (doors and wndows) iii. Plaster iv. Flouing v. Painting	6 6 6	5 5 5	4 4 4	4 4 3	73 % (Frames only) 63%
6.	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/ Premises.	-	-	-	-	-
7.	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	-	-	-	-	-
8.	The external plumbing, 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 environment 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.					
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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

Se. No.	Common Areas Facilities and Amenities	Proposed (Yes/No)	% age of Work Done	Details
1.	Internal Roads & Foot paths	Yes	0 %	5m Wide
2.	Water Supply Line	Yes	0 %	
3.	Sewerage (chamber, lines, Septic Tank)	Yes	0 %	
4.	Sewage Treatment Plant (STP)	Yes	0 %	
5.	Storm Water Drains	Yes	0 %	
6.	Landscaping & Tree Planting	Yes	0 %	50 % of land is open area
7.	Street Lighting	Yes	0 %	
8.	Community Building/Club House	Yes	0 %	37 sq.mt of land

9.	Solid Waste Management & Disposal	Yes	0 %	
10.	Water conservation, Rain Water Harvesting	Yes	0 %	470 cum
11.	Energy Management/ Sub-station	Yes	0 %	Solar Pannel
12.	Fire protection and fire safety requirements	Yes	0 %	-
13.	Open area (Park)	Yes	0 %	50 %
14.	Boundary Wall & Main Gate	Yes	0 %	285 rmt
15.	Security Service		0 %	Security Post
16.	Other(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 Units/ Amenities	Work Done No. of Unit/ Amenities	Percentage of Work Done
1.	Overall percentage of Construction (Building) Completed as per Table-A.	9	3	33 .33 %
2.	Overall percentage of development completed as per Table-B	-	-	0 % Work has not started yet.

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



Er. Rajat Sharma
(Civil Engineer)
TCP Reg. No. RP 0891/2018

Mob. No. 70181-74593
98170-33399

Email : Sharmarajat5999@gmail.com

Engineer, Planner, Interior Designer, Valuer, Builder
Cabin No.3, First Floor, Federation Building, The Mall Kandaghat, Solan (HP)

Cert. No. 370

Date :- 21/07/2022

ENGINEER'S CERTIFICATE (For the period till 30 June 2022)

To,

The Ravinder Jit Singh
House No.169, Sector-8 Panchkula
(Haryana) 134109

Subject:- Certificate of Cost Incurred for Development of JSA Homes.

Ref: HP RERA Registration No. HPSOP07190057

Sir,

I Rajat Sharma have undertaken assignment for the JSA Home Project, situated at Village- Kohari P.O & Tehsil -Kandhaghat Distt- Solan Himachal Pradesh admeasuring 2506 sq.mtr. area being developed by Mr Ravinder Jit Singh.

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:



ER. RAJAT SHARMA
(Civil Engineer)
A Class professional Architect
Regd. No: RP 0891/2018
Deptt. of T&CP Govt. of H.P.

TABLE-A**Apartments/Buildings Construction (Excluding Cost of land)**

Sr. No	Particulars	Amounts (In Rs)
(i)	(ii)	(iii)
1	Total Estimated Cost	6.95 Cr
2	Cost incurred as on dated 30 June (based on the Estimated items)	4.10 Cr
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)]	6.56Cr
5	Work done in percentage [A(2)(iii)+A(3)(iii)/A(1)(iii)]x100 (as percentage of the estimated cost)	59 %

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 21/07/2022	69.50 Lac (10 % of estimated cost is considered)
2.	Cost incurred as on 21/07/2022	NIL

	(based on the Estimated items)	
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)]	69.50 Lac
5.	Work done in percentage [B(2)(iii)+B(3)(iii)/B(1)(iii)]x100] (as percentage of the estimated cost)	0 %


TABLE-C

(Overall Estimated Cost/ Incurred)

Sr. No	Particular	Amount (In Rs)
(i)	(ii)	
1	Total Estimated Cost [Table A(1)(iii)+Table B(1) (iii)]	7.64 Cr
2	Total Cost incurred [TableA(2)(iii)+A(3)(iii)+Table B (2)(iii) + TableB (3) (iii)]	4.10 Cr
3	Total work done in percentage (as per Table)[C(2)(iii)/ C(1)(iii)]X 100]	53.66 %
4	The balance cost to complete the project [Table A(4)(iii)+ Table B (4)(iii)]	3.54 Cr

Place:

Date:


ER. RAJAT SHARMA
 (Civil Engineer)
 A Class professional Architect
 Regd. No: RP 0891/2013
 Deptt. of T&CP Govt. of H.P.



Er. Rajat Sharma
(Civil Engineer)
TCP Reg. No. RP 0891/2018

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Email : Sharmarajat5999@gmail.com

Engineer, Planner, Interior Designer, Valuer, Builder
Cabin No.3, First Floor, Federation Building, The Mall Kandaghat, Solan (HP)

Ref. No. 371

Date :- 21 /07/2022

ARCHITECT'S CERTIFICATE

To,


The Ravinder Jit Singh
House No.169,Sector-8 Panchkula
(Haryana) 134109

Subject: certificate of progress of work, percentage of completion of development / construction work in **JSA Homes** bearing registration no- **HPSOP07190057**, for withdraw from the separate bank account

Sir,

I Rajat Sharma have undertaken assignment as Architect for the professional architectural services for the above cited project ,coming upon Khasra No.-**99& 464/450/98** at Mauja- **Kohari** Tehsil –**Kandaghat** Distt- **Solan** Himachal Pradesh being developed by **Ravinder Jit Singh**

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 JSA Homes, is **53.66%** as work out in the 30 June quarterly progress report submitted vide certificate 370 dated 21/07/2022


ER. RAJAT SHARMA
(Civil Engineer)
A Class professional Architect
Regd. No: RP 0891/2018
Deptt. of T&CP Govt. of H.P.



Er. Rajat Sharma
(Civil Engineer)
TCP Reg. No. RP 0891/2018

Mob. No. 70181-74593
98170-33399

Email : Sharmarajat5999@gmail.com

Engineer, Planner, Interior Designer, Valuer, Builder
Cabin No.3, First Floor, Federation Building, The Mall Kandaghat, Solan (HP)

Ref. No.372

Date :- 27/07/2022

ENGINEER'S CERTIFICATE

To,

The Ravinder Jit Singh
House No.169,Sector-8 Panchkula
(Haryana) 134109

Subject: certificate of expenditure for Development/ construction work in JSA
Homes bearing registration no- HPSOP07190057 for withdrawl from the saperate
bank account


Sir,

I **Rajat Sharma** have undertaken assignment as
Engineer for the professional engineering services for the above cited
project ,coming upon Khasra No.-**99& 464/450/98** at Mauja- **Kohari**
Tehsil –**Kandaghat** Distt- **Solan** Himachal Pradesh being developed by
Ravinder Jit Singh

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 **JSA Homes**, is Rs4.10 Cr as
worked out in the 30 June quarterly progress report submitted vide
certificate no 371 dated,21/07/2022

Place:

Date:


ER. RAJAT SHARMA
(Civil Engineer)
A Class professional Architect
Regd. No: RP 0891/2018
Deptt. of T&CP Govt. of H.P.

Er. Rajat Sharma
Regd. No.- RP0891/2018

CHARTERED ACCOUNTANT'S CERTIFICATE

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

(For the Quarter 30th June 2022)Name of the Promoter Sohi Builder & DeveloperName of the Project JSA HomesHP RERA Registration No. RERA HPSO P07190057

(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)	48.60
		Sub-Total of Land Cost 1(i)	48.60
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)	146.65
		(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.	51.71
		Total 2 (i)	198.36

	b.	Payment of taxes, cess, fees, charges, premiums, interest etc. to any statutory authority.	0.98
		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)	
	c.	Interest payable to financial institutions, scheduled banks, Non-Banking Financial Institution (NBFC) or money lenders on construction funding or money borrowed for construction;	
3.	d.	Sub-Total of Development Cost and Construction Cost	a(i)+(ii)+(b)+(c)=3(d)
		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)	247.94
4.		% Completion of Construction Work (As per Project Architect's Certificate) Certificate No.....dated.....	

This Certificate is being issued on specific request of Ravinder Singh (Promoter's Name) 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: Chandigarh

Date: 23/07/2022

Signature of the Chartered Accountant
(Membership No. 549300.....)

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)	48.60	—	48.60
2.	Total Expenditure / Cost incurred as per Sr. No. 3 (d)			
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	158.18	86.00	244.18

Separate Bank Account of the Project		
Name of the Bank.....	Canara Bank	
Branch.....	Sector 10, Panchkula.	
Account Number.....	1624201001519	
IFSC Code.....	CNAB0001624	
Sr.No	Particulars	Amount in Rs.
1.	Opening Balance in the Separate Bank Account of the project at the start of the reported quarter.	340732.20
2.	(Add): Deposits in the Separate Bank Account of the project during the reported quarter.	9221872.00
3.	(Less): Withdrawals from the Separate Bank Account of the project during the reported quarter.	5822481.00
4.	Closing Balance in the Separate Bank Account of the project at the end of the reported quarter.	3790123.20

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)	
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	
4.	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per B. of sub - Annexure- 'X' to this Certificate.	
5.	Estimated receivables of ongoing Project. Sum of (2 + 4(ii))	
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.)	

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: Chandigarh
Date: 23/07/2022



Name and Signature of Chartered Accountant with Stamp
(Name of CA Firm) Partner / Proprietor
(Membership Number.....549300)

Akhilendra Mandhan

Mandhan & Associates

FRN: 033269N

UDIN: 22599320ANNMZFC8323





