

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	VILLA ROUND RETREAT	
1.2	Phase of the Real Estate Project	-	
1.3	Name of the Promoter	M/S AMRIT SINGH SHAH AND OTHERS	
	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	N.A	
1.4	Total area of the Real Estate Project / Phase	3998.50 sq.mtr	
1.5	Location of the Real Estate Project	Villa Round Road Nahan	
1.6	Type of the Real Estate Project or Phase of the Real Estate Project	Residential Plotted Colony	N.A
		Residential Development Project	YES
		Commercial Development Project	N.A
		Mix Land Use Development Project	N.A
1.7	Registration No. of the Real Estate Project	RERAHPSIP07200080	
1.8	Validity of Registration Certificate	Valid from	Valid up to
		09-10-2020	08-10-2023
1.9	Date of Start of the Real Estate Project / Phase	04-01-2021	
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 N.A	
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 N.A	
d.	Commercial Units	Detailed specifications of all items, copy to be attached as Annexure 1D N.A	
e.	Garages / Parking Slots (Covered)	Detailed specifications of all items, copy to be attached as Annexure 1E	
f.	Community Buildings	Detailed specifications of all items, copy to be attached as Annexure 1F	
g.	Common facilities and services like swimming pool, gym, club, re-creational areas indoor and outdoor, (separately for all facilities and services), complete specifications of external development works like boundary wall and gates in a gated community project, flooring, ceiling, wall surfaces etc. of public areas.	Detailed specifications of all items, copy to be attached as Annexure 1G	

1.11	AGREEMENT(S) TO SELL													
-	Particulars									Attach sheets/ Documents				
a.	Performa of 'Agreement for sale' for Plots / Flats or Apartments / Villas or Cottages / Garage or Covered Parking / Commercial Units "Form-L" as provided in HP RERA Rules, 2017									Copy to be attached (Annexure 2)				
b.	<p>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.</p> <p><i>The format of the undertaking, Annexure 3 is provided in the detailed SOP provided along with this form.</i></p>									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)				
										30 th JUNE, 22022		✓		
2.	BANK DETAILS (Account separately opened for 70%/100% of amount realized from Allottees)													
2.1	Account No.									39232598586				
2.2	Account Name									M/S AMRIT SINGH SHAH AND OTHERS				
2.3	Bank Name									STATE BANK OF INDIA				
2.4	Branch Name									NAHAN				
2.5	IFSC Code									SBIN0000686				
2.6	Branch Address									NEAR CHOWGAN DELHI GATE, NAHAN, DISTT. SIRMOUR (H.P)				
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	30 th June 2022	-	-	-	-	-	-	-	-	-	-	-	-
*Provide an indicative schematic sketch on A-4 size of paper- SCHEME SKETCH-1														
3.2	Details of Individual Plots													

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	30 th June 2022	-	-	-	-	-	-	-	-
*Providean 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	66		21		-		45	
*Providean 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					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 ning	30 th June 2022	(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 thesanctioned number of blocks/ towers as in the latest sanctioned plans **Providean indicative schematic sketch on A-4 size of paper SCHEME SKETCH-7								

3.8	Details of Commercial Buildings									
	From Date	To Date	TotalCommercial. Units/Shops (Nos)		Commercial Units/Shops booked / sold previously (Nos)		Commercial Units/Shops booked/sold in this Qtr (Nos)		Remaining Commercial Units/Shops (Nos)	
	Begi nning	30 th June 2022	-		-		-		-	
	*Providean 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 / soldtill the end of this Quarter					Possession Status	Mortgage If any,Comme rcial Unit wise	
	Begi nning	30 th June 2022	Block/ Tower / No. as per sanctione d plan	Commerci al Unit /Shop No.	Type Shop/ Office/ Other	Carpet Area (Sqm)	Additional detail,if any			
	Begi nning	30 th June 2022	(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							
	**Providean 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 / otherUse		% 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			
	Block A		75%		31-03-2023					
	Block B		75%		31-03-2023					


	Block C	75%	31-03-2023	
	Block-D	75%	31-03-2023	
	Block-E	75%	31-03-2023	
	*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 per 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			
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	-	-	-
	* 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 Rs.)		
6.1	Total estimated cost of the Project Copy should be attached (Annexure 5)	19,31,33,676.00		
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)	2,27,35,000.00	2,27,35,000.00	-
ii	Estimated Cost of construction of apartments / commercial area / Mixed use development	14,53,98,676.00	6,80,51,121.00	7,73,47,554.00
iii	Estimated Cost of infrastructure and other structures/community facilities	1,25,00,000.00	-	-
iv	Other costs including External Development Charges (EDC), Internal Development Charges (IDC), Taxes, Levies, Cess etc.	1,25,00,000.00	-	-
-	TOTAL	19,31,33,676.00	9,07,86,121.00	7,73,47,554.00
6.3	(i) Total estimated expenditure incurred till the end of Quarter under reference			
	(ii) Expenditure of total estimated cost in %	47%		
6.4	Whether the project is on schedule as per the actual expenditure.	YES		
	(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.)		Amount withdrawal in this Quarter (Rs.)		Total remaining amount (Rs.)	
	01 st January 2022	30 th June 2022	574.98		2,66,77,500.00		2,49,23,438.28		17,54,636.70	
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.						1,90,432.00			
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	*								
	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	Carpet Area of the Unit	Sale value of Unit	Amount collected	Total amount Collected	

					and of parking, if allotted	and of parking, if allotted	including parking, if allotted	(in %)	(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)
	01 st January 2022	30 th June 2022	-	-	-	-	-	-
11.2	Flats / Apartments							
	01 st January 2022	30 th June 2022						
11.3	Villas / Cottages							
	01 st January 2022	30 th June 2022	-	-	-	-	-	-
11.4	Commercial Units (Shops, Offices, Others etc)							
	01 st January 2022	30 th June 2022	-	-	-	-	-	-
11.5	Facilities like Swimming Pool, Club House, Gym , Central Greens, Parking etc.							
	01 st January 2022	30 th June 2022	-	-	-	-	-	-

*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	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	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	In case there was no physical progress at the site of the Real Estate Project during the Quarter under report, then in place of Annexure(s) 6 & 7, an Undertaking as per Annexure 13 shall be submitted by the Promoter.
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	In case no withdrawals were made from the Bank Account, during the Quarter under report, then in place of Annexure 8, an Undertaking as per Annexures 14 shall be submitted by the Promoter.
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	-
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:NAHAN
Date:26-07-2022

(AMRIT SINGH SHAH AND OTHERS)

(SACHIN JAIN)
BAZAR GUNNU GHAT, NAHAN
DISTT. SIRMOUR (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 Sachin Jain S/o Sh. Anil Jain R/o The Mall Nahan do hereby solemnly affirm & declare as under:-

1. That I, as a Promoter, have been developing a Real Estate Project by the name “VILLA ROUND RETREAT” coming up on Khasra Nos 3584/3476/2/2 at Mauza / Mohal Amarpur Tehsil Nahan District Sirmour 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 “VILLA ROUND RETREAT” Real Estate Project coming up have come up on Khasra No.3584/3476/2/2 at Mauza / Mohal Amarpur Tehsil Nahan District Sirmour 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.

Deponent

12712

ESTIMATED CONSTRUCTION COST FOR VILLA ROUND HOUSING AT NAHAN

Project - Villa Round Housing

Owner #

Total Area = 92291 Sft

Sl no	DESCRIPTION OF ITEM:	QTY	UNIT	RATE	AMOUNT	TOTAL
1	Civil building Structure:					
a)	Layout and excavation	184510	CFT	8	1476080	
b)	Earth filling with compaction upto plinth level	61480	CFT	675	414990	
c)	RCC work in plinth beam, lintel beam and columns	38700	CFT	175	5022500	
d)	Brickwork in superstructure in 1:6 Cam/sand mortar	99290	CFT	130	12907700	
e)	RCC work in roof slabs, staircases, projections, etc...	47530	CFT	165	7842450	
f)	Steelwork in reinforcement bars	3500	QNTL	4900	41650000	
g)	Terracing (waterproofing/floorwork/mud phuska)	51380	SFT	115	3623950	
h)	Gravel plaster (1:3 mix) on walls and ceiling	179165	SFT	1725	309059625	
i)	Sub floor (RCC/Brick bats)	25620	CFT	85	2177700	
	Total for Item:1					78207966.3
2	Flooring & tilework (material & labour):					
a)	Marble white marble (RT make)					
b)	Granite skirting (4" high)	87420	SFT	175	15298500	
c)	Granite flooring in toilets and balconies	42550	SFT	135	5744250	
d)	Wall tiles in toilets (Espanol make; basic cost of tiles = Rs. 80/Sft)	16770	SFT	175	2934750	
e)	Floor tiles (6"x6")/Kota stone flooring in courtyard and backyard	14860	SFT	115	1708900	
	Total for Item:2	14860	SFT	150	2229600	27915400

RUTESH K SINGLA
ARCHITECT
REG. NO. CA/95/25413

S/ no	DESCRIPTION OF ITEM.	QTY	UNIT	RATE	AMOUNT	TOTAL
3	Woodwork:					
a)	Window frames and shutters in hollockwood complete with cover moulding, ss hardware and polish.	30975	SFT	650	20133750	
b)	Door frames and shutters in hollockwood complete with cover moulding, ss hardware and polish.	18475	SFT	570	10644750	
c)	Wardrobes in teak finish (exterior) and laminated 19mm plywood framework complete with hardware.	7200	SFT	500	3600000	
	Total for Item:3					34378500
4	Electrical work:					
a)	Conduits, junction boxes, fan boxes, concealed light points, etc...	15			650000	
b)	Wiring & switches	15			550000	
c)	Main board (mg) SDB's complete with MCB's, TNB's, panel bus bar, etc...	15			550000	
d)	Labour of electrical contractor	15			500000	
	Total for Item:4					2250000
5	Paintwork:					
a)	Apex Ultra exterior emulsion on outer walls	228740	SFT	15	3431100	
b)	Plastic paint on interior walls	482490	SFT	9	434210	
c)	Walnut melamine polish on oil woodwork	87420	SFT	75	6556500	
d)	Empanel paint on all iron surfaces	15			850000	
	Total for Item:5					15181810

RITESH K SINGLA
 ARCHITECT
 REG. NO. CA/19/25413

Sl no	DESCRIPTION OF ITEM:	QTY	UNIT	RATE	AMOUNT	TOTAL
6	Sanitary and plumbing:					
a)	EWG's postel strafe	110	EACH	12500	1375000	
b)	Taps, shower mixers, concealed stop cocks, angle valves etc... FSS make chrome finish in each toilet/kitchen	110	EACH	11500	1265000	
c)	Wash basins in toilets	115	EACH	12500	1437500	
d)	Looking mirror in toilets	110	EACH	12500	1375000	
e)	CPVC plumbing pipes and PVC drainage pipes	LS			850000	
f)	Montrolas, IC's and GT's in masonry work	125	EACH	10500	1312500	
g)	Labour of plastering and painting	LS			650000	
	Total for Item:6					7945000
7	Miscellaneous					
a)	Main gate rollings, window grills etc...	LS			450000	
b)	Provision for split AC's	130	each	20000	2600000	
c)	Govt approval fees, architect charges, etc...	LS			600000	
d)	DG Set	LS			650000	
	Total for Item:7					4500000
	GRAND TOTAL					17039876

RITESH K SINGLA
 ARCHITECT
 REG. No.CA/99/25413

**ARCHITECT'S CERTIFICATE
(For the period till 30-06-2022)**

Certificate No.TAC-1071

To,

The Amrit Singh Shah And Others, Bazar Gunnu Ghat Nahan, Distt. Sirmour (H.P).

Subject:- Certificate of Percentage of Completion of Construction / Development work in VILLA ROUND RETREAT.**Ref: HP RERA Registration No. RERAHPSIP07200080**

Sir,

I / We The Architect Collaborative have undertaken assignment as Architect for the Construction / Development Work of the **VILLA ROUND RETREAT** Project, situated at Village Amarpur Tehsil Nahan District Sirmour Himachal Pradesh admeasuring 3998.50 **sq.mtr.** area being developed by **Amrit Singh Shah And Others**.

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 **VILLA ROUND RETREAT**, 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. _____

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	6	5	75%
2	Basement	-	-	-
3	Super Structure (Column and lintel up to Slab bottom Level)	-	-	-
4	Slabs	-	-	-
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouing (v) Painting			
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 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			

***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			
2.	Water Supply Line			
3.	Sewerage (chamber, lines, Septic Tank)			
4.	Sewage Treatment Plant (STP)			
5.	Storm Water Drains			
6.	Landscaping & Tree Planting			
7.	Street Lighting			
8.	Community Buildings/ Club House			
9.	Solid Waste Management & Disposal			
10.	Water conservation, Rain Water Harvesting			
11.	Energy Management / Sub-station			
12.	Fire protection and fire safety requirements			
13.	Open area (Park)			
14.	Boundary Wall & Main Gate			
15.	Security Service			
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.	6	5	75%
2	Overall percentage of development completed as per Table-B.			
3*	Overall percentage of completion of the project			

***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:Nahan

Date: 26-07-2022

Signature & Name of the Architect
(Council of Architecture The Architect
Collaborative No.CA/99/25413

**ENGINEER'S CERTIFICATE
(For the period till 30-06-2022)**

Certificate No. _____

To,

The Amrit Singh Shah And Others, Bazar Gunnu Ghat, Nahan, Distt. Sirmour (H.P)

Subject: Certificate of Cost Incurred for Development of VILLA ROUND RETREAT**Ref: HP RERA Project Registration No. RERAHPSIP07200080**

Sir,

I / We The Architect Collaborative have undertaken assignment for the **VILLA ROUND RETREAT** Project situated at Village Amarpur Tehsil Nahan District Sirmour Himachal Pradesh admeasuring **3998.50 sq.mtr.** area, being developed by **Amrit Singh Shah And Others**.

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	19,31,33,676.00
2	Cost incurred as on 30-06-2022 (based on the Estimated items)	9,07,86,121.00
3	If Cost incurred for items other than estimated items	
4	Balance Cost to be incurred (Based on Estimated items) [A(1)(iii)-(A(2)(iii)+A(3)(iii)]	7,73,47,554.00
5	Work done in percentage [A(2)(iii)+A(3)(iii)/A(1)(iii)]x100] (as percentage of the estimated cost)	47%

TABLE-B**Internal and External Development (Excluding Cost of land)**

Sr. No	Particulars	Amounts (In Rs)
(i)	(ii)	(iii)
1	Total Estimated Cost of the internal and external development works including amenities and facilities in the layout as on _____ date	
2	Cost incurred as on _____ (based on the Estimated items)	
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)]	
5	Work done in percentage [B(2)(iii)+B(3)(iii) /B(1)(iii)]x100] (as percentage of the estimated cost)	

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)]	19,31,33,676.00
2	Total Cost incurred [TableA(2)(iii)+A(3)(iii)+Table B (2)(iii) +Table B (3) (iii)]	9,07,86,121.00
3	Total work done in percentage [as per Table][C(2)(iii)/ C(1)(iii)]X 100]	47%
4	The balance cost to complete the project [Table A(4)(iii)+Table B (4)(iii)]	7,73,47,554.00

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

Place: Nahan

Date: 26-07-2022

Signature & Name of the Engineer
(Ritesh Kumar Singla License No.CA/99/25413)

Certificate No. _____

CHARTERED ACCOUNTANT'S CERTIFICATE

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

(For the Quarter June 2022)Name of the Promoter **Amrit singh Shah And Others**Name of the Project **VILLA ROUND RETREAT****HP RERA Registration No. RERAHPSIP07200080**

(All figures in Rs. Lakh)

Sr. No.	Particulars		Amount (Rs.)
1	2		3
1.	i	Land Cost	2,43,26,450.00
	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)	
		Sub-Total of Land Cost 1(i)	2,43,26,450.00
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) (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.	
		Total 2 (i)	
	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)	1,91,982.00
	c.	Interest payable to financial institutions, scheduled banks, Non-Banking Financial Institution (NBFC) or money lenders on	-

		construction funding or money borrowed for construction;	
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)	9,07,86,121.00
4.		% Completion of Construction Work (As per Project Architect's Certificate) Certificate No.....dated.....	75%

This Certificate is being issued on specific request of _____ (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:

Date:

Signature of the Chartered Accountant
(Membership No.)

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 update

(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)			
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			

Separate Bank Account of the Project

Name of the Bank.....

Branch.....

Account Number.....

IFSC Code.....

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.	(Add): Deposits in the Separate Bank Account of the project during the reported quarter.	
3.	(Less): Withdrawals from the Separate Bank Account of the project during the reported quarter.	
4.	Closing Balance in the Separate Bank Account of the project at	

	the end of the reported quarter.	
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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:

Date:

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

SUB - ANNEXURE-X

Statement for calculation of Receivables from the Sales of the ongoing Real Estate Project:

A. BOOKED INVENTORY

1. In case of Plotted Colony:-

Sr. No.	Block /cluster/ Nomenclature as per sanctioned plan	No. of plots	Plot Area (in Sq.	Total plot / unit consideration amount as per Agreement/ letter of	Received amount up to the end of previous Quarter	Received amount up to the end of current Quarter	Balance amount as on the end of current Quarter
---------	---	--------------	--------------------------	--	---	--	---

			Mts.)	allotment	(in Rs.)	(in Rs.)	(in Rs.)
	*Increase no. of rows to submit details of all Booked / Sold plots in the Real Estate Project Note- 1 sqm. =10.76 sft.						

2. 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 the end of previous Quarter (in Rs.)	Received amount up to the end of current Quarter (in Rs.) LACS	Balance amount as on the end of current Quarter (in Rs.) LACS
	E	09	100.65	100.65	360.00		151.97	208.03
	D	09	100.36	100.36	360.00		138.02	221.98
	C	03	154.12	154.12	140.00		90.00	50.00
	*Increase no. of rows to submit details of all Booked/ Sold Flats/ Apartments Note- 1 Sqm. =10.76 Sft.							

3. In case of Villas / Cottages:-

Sr. No.	Villa / Cottage name / no. Nomenclature as per sanctioned plan	No. of villas / cottages units	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda / 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.)
	*							
	*Increase no. of rows to submit details of all Booked / Sold villas / cottages Note- 1 sqm. =10.76 sft.							

4. In case of Garage/ Covered Parking:-

Sr. No.	Garage/ Covered Parking / no. Nomenclature as per sanctioned plan	No. of Garages / covered parking units	Carpet Area (in 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.)
	*						
*Increase no. of rows to submit details of all booked / sold Garage/ Covered Parking Note- 1 sqm. =10.76 sft.							

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.)
	*							
*Increase no. of rows to submit details of all booked / sold shops/ commercial units Note- 1 sqm. =10.76 sft.								

6. 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		

B. UNSOLD INVENTORY VALUATION

1. In case of Plotted Colony:-

Sr. No.	Block /cluster/ Nomenclature as per sanctioned plan	No. of plots	Plot Area (in Sq. Mts.)	Total plot / unit consideration amount as assessed on the basis of Prevailing Market Rate (PMR) (in Rs.)	Total estimated amount of sale proceeds of all unsold plots (in Rs.)
	*Increase no. of rows to submit details of all not booked/ unsold plots in the Real Estate Project. Note- 1 sqm. =10.76 sft.				

2. 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.)
	E	03	100.65	100.65		
	D	07	100.36	100.36		
	C	05	154.12	154.12		
	B	11	92.58	92.58		
	A	07				
	F	02				
	*Increase no. of rows to submit details of all not booked/ unsold Flats/ Apartments in the Real Estate Project. Note- 1 sqm. =10.76 sft.					

3. In case of Villas / Cottages:-

Sr. No.	Villa / Cottage name / no. Nomenclature as per sanctioned plan	No. of Villas / Cottages units	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda / covered car parking / lawn (Sq. Mts.)	Total Villa / Cottage / consideration amount as assessed on the basis of Prevailing Market Rate (PMR) (in Rs.)	Total estimated amount of sale proceeds of all unsold Villas / Cottages/ (in Rs.)
	*					

	*Increase no. of rows to submit details of all not booked/ unsold villas / cottages in the Real Estate Project. Note- 1 sqm. =10.76 sft.					

4. In case of Garage / Covered Parking:-

Sr. No.	Garage/ Covered Parking / no. Nomenclature as per sanctioned plan	No. of Garages / Covered Parking Units	Carpet Area (in Sq. Mts.)	Total Garage / Covered Parking consideration amount as assessed on the basis of Prevailing Market Rate (PMR) (in Rs.)	Total estimated amount of sale proceeds of all unsold Garages/ Covered Parking (in Rs.)
	*				
	*Increase no. of rows to submit details of all not booked / unsold Garage / Covered Parking Note- 1 sqm. =10.76 sft.				

5. 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.)
	*					
	*Increase no. of rows to submit details of all not booked/ unsold shops / commercial units in the Real Estate Project. Note- 1 sqm. =10.76 sft.					

6. 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	

Place:Nahan

Date:26-07-22

Name and Signature of Chartered Accountant with Stamp For
(Name of CA Firm) Partner / Proprietor
(MembershipNumber)
Address:-

