

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	Pinewood Chalets (Residential)	
1.2	Phase of the Real Estate Project	Not Started Yet	
1.3	Name of the Promoter	Mr. Chander Kamal Baljee	
	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	No	
1.4	Total area of the Real Estate Project / Phase	20235.86sqmtr	
1.5	Location of the Real Estate Project	Bharari, Shimla, Himachal Pradesh	
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	RERAHP SHP10190063	
1.8	Validity of Registration Certificate	Valid from	Valid up to
		07.12.2019	06.12.2026
1.9	Date of Start of the Real Estate Project / Phase	Not started yet	
1.10	SPECIFICATIONS (As finalized by Promoter for the Real Estate Project)		
-	Particulars	Details (Attach Sheets & Documents)	
a.	Individual Plots	Not Applicable	
b.	Apartments/ Flats	Not Applicable	
c.	Cottage/ Villa	Not Applicable	
d.	Commercial Units	Not Applicable	
e.	Garages / Parking Slots (Covered)	Not Applicable	
f.	Community Buildings	Not started yet	
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.	Not started yet	
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	Attached	
b.	An undertaking stating that all the Agreements to sell are absolutely in accordance with the format provided in HP Real Estate (Regulation and	Not started a yet	

	<p>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>																								
1.12	Quarter for which information is provided										Quarter ending (tick mark)														
											31 st MAR, 20.....														
											30 th JUN, 20.....														
											30 th SEPT, 20.....														
											31 st DEC,2021														
											31 st MAR,2022														
											30 th JUN,2022					✓									
2.	<p align="center">BANK DETAILS (Account separately opened for 70%/100% of amount realized from Allottees)</p>																								
2.1	Account No.										790220110000260														
2.2	Account Name										Pinewood Chalets														
2.3	Bank Name										Bank of India														
2.4	Branch Name										Shimla														
2.5	IFSC Code										BKID0007902														
2.6	Branch Address										Shimla (H.P.)														
3	DETAILS OF THE INVENTORY OF THE PROJECT																								
3.1	Total Plot Booking Details																								
	From Date 1 st Apr 2022	To Date 30 th June 2022	Total Plots (Nos)			Plots Booked/Sold previously till the end of Previous Quarter (Nos)			Plots Booked/Sold in thisQuarter (Nos)			Remaining Plots (Nos)													
			Res	Com	Pub	Res	Com	Pub	Res	Com	Pub	Res	Com	Pub											
	Beginning 1 st Apr 2022	30 th June 2022	Not Applicable																						
*Provide an indicative schematic sketch on A-4 size of paper-SCHEME SKETCH-1																									
3.2	Details of Individual Plots																								
	From Date 1 st Apr 2022	To Date 30 th June 2022	Detail of Total Plots Booked / Sold till the end of this Quarter										Possession Status		Mortgage If any, plot Wise										
			Not Applicable																						

			Residential		Commercial		Public/Semi Pub			
			Plot No	Area (Sqm)	Plot No	Area (Sqm)	Plot No	Area (Sqm)		
	Beginning 1 st Apr 2022	30 th June 2022	Not Applicable							

*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 1 st Apr 2022	30 th June 2022		Not started yet		

* Provide an indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-3**

3.4	Details of Individual Flats/ Apartments								
	From Date 1 st Apr 2022	To Date	Detail of Total Flats/ Apartments Booked / Sold till the end of this Quarter					Possession Status	Mortgage If any, Flat/ Apartment wise
			Block/Tower /No. as per sanctioned	Flat / Apartment Name /No.	Carpet Area (Sqm)	Area of exclusive balcony, if any (Sqm)	Area of exclusive terrace, if any (Sqm)		
	Beginning 1 st Apr 2022	30 th June 2022	(e.g Block-1)	N/A					
			*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)						

			<p>*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</p> <p>** Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-4</p>
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3.5	Brief Details of All Villas / Cottages									
	From Date	To Date	Total Villas/ Cottages (Nos)	Villas/ cottages booked / sold previou sly (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 1 st Apr 2022	30 th June 2022	Not Applicable							
	*Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-5 Note- 1 sqm. =10.76 sft.									
3.6	Details of Garages / Parkings (Covered)									
	From Date	To Date	Total Garages/ Parking (Nos)	Garages booked /sold previously (Nos)		Garages booked /sold In this Qtr (Nos)		Remaining Garages (Nos)		
	Begin ning 1 st Apr 2022	30 th June 2022	Not started yet							
	*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					Possession Status	Mortgage If any, Garage/ Covered Parking Wise	
			Block/ Tower Name /No. as per sanction ed plan	Garage /Covered Parking No.	Type of Garage/ Covered Parking	Carpet Area (Sqm)	Additional detail if any			
	1 st Apr 2022	30th June 2022	(e.g Block-1)	Not Applicable						
			*Increase / decrease no. of rows according to the number of flats in the block/ building. Note- 1 sqm. =10.76 sft							
			(e.g Block-2)							

		* 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)	
	1 st Apr 2022	30 th Jun 2022	Not Applicable							
	*Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-8									
3.9	Details of Individual Commercial Units (Shops/ Offices/Others)									
	From Date	To	Detail of Total Commercial Units booked / sold till the end of this Quarter					Possession Status	Mortgage If any, Commercial Unit wise	
	1 st Apr 2022	30 th Jun 2022	Block/ Tower / No. as per sanctioned plan	Commercial Unit /Shop No.	Type Shop/ Office/ Other	Carpet Area (Sqm)	Additional detail, if any			
	1 st Apr 2022	31 st March 2022	(e.g Block-1)	Not Applicable						
			*Increase / Decrease no. of rows according to the number of flats in the block/ building. Note- 1 sqm. =10.76 sft.							
			(e.g Block-2)							
			*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		
	Not Applicable									
	* Increase no. of rows to submit details of all plots for Sr.No 4.1 To be marked on layout plan schematic Sketch on A-4 size of Paper SCHEME SKETCH-10									
4.2	Details of status of Completion of Work in Case of Flats/ Apartments (Nomenclature as per Sanctioned Plan)									
	Block/Tower wise details			% of completion		Likely completion date		Remarks		

	Block 1	Not Started yet		
	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	Not Applicable		
	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	Not Started yet		
	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	Not Started yet		
	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	Not Started yet		
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	Not Started yet		
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	N/A		
ii.	Others			
5.3	*B2–Community building to be sold to third party or to be retained by Promoter			
i.	Schools	Not started yet		
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)	No started yet		
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)	Not started yet		
ii	Estimated Cost of construction of apartments / commercial area / Mixed use development			
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	Balanceamount before thisQuarter (Rs.)	Amountdeposited inthis Quarter (Rs.)		Amount withdrawal in this Quarter (Rs.)		Totalremainin gamount (Rs.)			
	01 st January2 020	30 th june 2022	15177	Nil		Nil		15177			
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.					N/A					
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 SanctionLetter		Total no. of Sanctioned Plans		Image/Pdf of all pages of SanctionLetter and Plans (jpeg/Pdf)		
9.1			449/A P	14.12.2016							
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.	N/A									
		*Add more rows to enter details of all channel partners/ Agents associated with the Real Estate Project									
10.2	List of Legal Cases (if any)										
	Project			Name of Parties and Case No.		Issue involved (in brief)		Next date of hearing and its status			
	i.	*		Not Applicable							
	ii	*									
	iii	*									
	* Add more rows to enter details of all legal cases before all Forums										
10.3	Summary of Allottees and Sale Report during the Quarter										
	Sr. No	Unit No. and parking No. if any	Name of the Allottee	Date of booking	Rate (per Sft.) of main unit and of	Carpet Area of the Unit and of	Sale value of Unit including	Amount collected	Total amount Collected		

					parking, if allotted	parking, if allotted	parking, if allotted	(in %)	(in Rs.)
	*	Not applicable							
	* 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							N/A	
10.5	Copy of latest advertisement details, if any							N/A	

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 Apr 2022	30 th Jun 2022	Not started yet					
11.2	Flats / Apartments							
	01 st Apr 2022	30th June 2022	Not Started yet					
11.3	Villas / Cottages							
	01 st Apr 2022	30 th June 2022	Not Started yet					
11.4	Commercial Units (Shops, Offices, Others etc)							
	01 st Apr 2022	30 th June 2022	Not Started yet					
11.5	Facilities like Swimming Pool, Club House, Gym , Central Greens, Parking etc.							
	01 st Apr 2022	30 th June 2022	Not Started yet					

*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	Attached Annexure 2 and 3. Annexure 1A to 1G not attached as work not started yet
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	N/A
12.5	Development, construction and financial progress Schematic sketches 10 to 15	Annexure -4B	N/A
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	Attached Annexure 13

12.8	Certificate by an Engineer in practice to certify cumulative cost incurred upon construction work of the project at the end of the quarter, to be submitted to HP RERA	Annexure -7 Or Annexure -13	
12.9	Certificate by a Chartered Accountant in practice to certify withdrawal of money from separate Bank Account at the end of the quarter, to be submitted to HP RERA	Annexure – 8 Or Annexure -14	Attached Annexure 14
12.10	Certificate by an Architect in practice to certify progress of construction work at the time of withdrawal of money from Separate Bank Account, to be submitted to the Bank	Annexure - 9	N/A -
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	N/A
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	N/A
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	N/A
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	Attached -
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	Attached

Place: Shimla

Date: 13.07.2022



Chander Kamal Baljee,
Through GPA Hari Krishan Sharma
Melville Lodge, Forest Hill Road
Jakhoo, Shimla.
Registration no-RAHPSHP10190063
Mobile No 9816034749
E-mail ID hks3398@gmail.com,
skillhimachal@royalorchidhotels.com

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,.....S/o..... R/odo hereby solemnly affirm & declare as under:-

1. That I, as a Promoter, have been developing a Real Estate Project by the name “.....” coming up on Khasra Nos.....at Mauza / Mohal Tehsil..... District 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 “.....” Real Estate Project coming up have come up on Khasra No.....at Mauza / Mohal..... Tehsil.....District 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-4**) 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

CHANDER KAMAL BALJEE

No. 124, 3rd Main Road,
Defence Colony, Indiranagar,
Bangalore - 560038

Email: cb@royalorchidhotels.com
Mobile: +91 98450 50550

Annexure-13

UNDERTAKING

Certified that during the Quarter ending 30th June,2022 there was no physical progress at the site of the Real Estate Project titled 'Pinewood Chalets' as such, the requisite Certificate(s) from the Architect as per Annexure 6 and from the Engineer as per Annexure 7, of the Quarterly Progress Report (QPR-1) are not required to be submitted along with the QPR for the Quarter ending 30th June,2022.

Dated:13.07.2022

Chander Kamal Baljee,
Through GPA Hari Krishan Sharma
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CHANDER KAMAL BALJEE

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Annexure-14

UNDERTAKING

Certified that during the Quarter ending 30th June,2022 no withdrawals were made from the Bank Account in respect of Real Estate Project titled 'Pinewood Chalets' as such, the requisite Certificate from the Chartered Accountant as per Annexure 8 of the Quarterly Progress Report (QPR-1) is not required to be submitted along with the QPR for the Quarter ending 30th June,2022.

Dated: 13.07.2022



Chander Kamal Baljee,
Through GPA Hari Krishan Sharma
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