

QUARTERLY PROGRESS REPORT (QPR-1)

(For the Quarter ending 30th June, 2022)

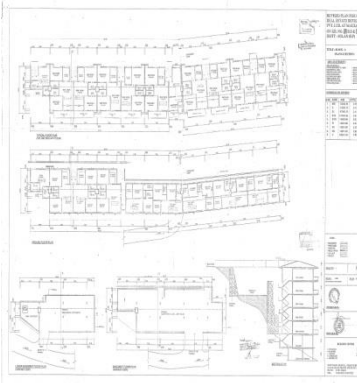
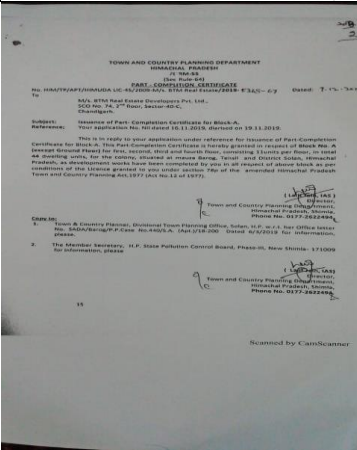
1.	PARTICULARS OF THE REAL ESTATEPROJECT		
Sr. No.	Particulars	Details	
1.1	Name of the Real Estate Project	BTM Apartments	
1.2	Phase of the Real Estate Project	-	
1.3	Name of the Promoter	BTM Real Estate Developers Pvt. Ltd.	
	Name of the Co- Promoter(s) *Add more rows to disclose all co- promoters **The land owner, (if not a promoter), will mandatorily be a co-promoter/ one of the co-promoters, if there are more than one co-promoters in the phase/ project and so on	-	
1.4	Total area of the Real Estate Project/ Phase	8,430 sq. mt.	
1.5	Location of the Real Estate Project	Barog, Distt. - Solan	
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	RERAHPSOP07180037	
1.8	Validity of Registration Certificate	Valid from	Valid upto
		11.02.2020	10.02.2028
1.9	Date of Start of the Real Estate Project/Phase	12.10.2016	
1.10	SPECIFICATIONS		
-	Particulars	Details	
a.	Apartments/ Flats	Detailed specifications of all items ,copy to be attached as Annexure 1B	
b.	Community Buildings	Detailed specifications of all items ,copy to be attached as Annexure 1F	
c.	Common facilities and services like swimming pool, gym, club, re-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 allthe Agreements to sell areabsolutely in accordance with the format provided in HP Real Estate (Regulation and Development)Rules,2017 and carpet area	The undertaking to be provided duly signed by the promoter on the letter head of the firm and should be named(Annexure 3)	

	ofthe 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 Allotteeare 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.							
1.12	Quarter for which information is provided				Quarter ending (tick mark)			
					31 st MAR, 2022	-		
					30 th JUN, 2022	YES		
					30 th SEPT, 2022	-		
					31 st DEC, 2022	-		
2.	<div>BANK DETAILS</div> <div>(Account separately opened for 70%/ 100% of amount realized from Allottees)</div>							
2.1	Account No.				60082152495			
2.2	Account Name				BTM REAL ESTATE DEVELOPERS PVT. LTD.			
2.3	Bank Name				BANK OF MAHARASHTRA			
2.4	Branch Name				SEC 38D, CHANDIGARH			
2.5	IFSC Code				MAHB0001359			
2.6	Branch Address				SCO 307, SEC 38D, CHANDIGARH.			
3	<div>DETAILS OF THE INVENTORY OF THE PROJECT</div>							
3.3	Total Flats/ Apartments Booking Details							
	From Date	To Date	Total Flats/ Apartments (Nos)	Total Flats/ ApartmentsBooked/ Sold previously till the end of previous Quarter(Nos)	Total Flats/ Apartments Booked/Sold in this Quarter (Nos)	Total remaining Flats/ Apartments (Nos)		
	1 st April 2022	30 th June 2022	54	50	-	4		
indicative schematic sketch on SCHEME SKETCH-3 as Annexure 4A								
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 exclusi balcon if any		

						(Sqm)			
				101	1040	N/A	N/A	YES	NO
				102	1040	N/A	N/A	YES	NO
				103	1040	N/A	N/A	YES	NO
				104	1040	N/A	N/A	YES	NO
				105	515	N/A	N/A	YES	NO
				106	1040	N/A	N/A	YES	NO
				107	1040	N/A	N/A	YES	NO
				108	1040	N/A	N/A	YES	NO
				109	1040	N/A	N/A	YES	NO
				110	1040	N/A	N/A	YES	NO
				111	515	N/A	N/A	YES	NO
				201	1040	N/A	N/A	YES	NO
				202	1040	N/A	N/A	YES	NO
				203	1040	N/A	N/A	YES	NO
				204	1040	N/A	N/A	YES	NO
				205	515	N/A	N/A	YES	NO
				206	1040	N/A	N/A	YES	NO
				207	1040	N/A	N/A	YES	NO
				208	1040	N/A	N/A	YES	NO
				209	1040	N/A	N/A	YES	NO
				210	1040	N/A	N/A	YES	NO
				211	515	N/A	N/A	YES	NO
				301	1040	N/A	N/A	YES	NO
				302	1040	N/A	N/A	YES	NO
				303	1040	N/A	N/A	YES	NO
				304	1040	N/A	N/A	YES	NO
				305	515	N/A	N/A	YES	NO
				306	1040	N/A	N/A	YES	NO
				307	1040	N/A	N/A	YES	NO
				308	1040	N/A	N/A	YES	NO
				309	1040	N/A	N/A	YES	NO
				310	1040	N/A	N/A	YES	NO
				311	515	N/A	N/A	YES	NO
				401	1040	N/A	N/A	YES	NO
				402	1040	N/A	N/A	YES	NO
				403	1040	N/A	N/A	YES	NO
				404	1040	N/A	N/A	YES	NO
				405	515	N/A	N/A	YES	NO
				406	1040	N/A	N/A	YES	NO
				407	1040	N/A	N/A	YES	NO
				408	1040	N/A	N/A	YES	NO
				409	1040	N/A	N/A	YES	NO
				410	1040	N/A	N/A	YES	NO
				411	515	N/A	N/A	YES	NO
				G11	515	N/A	N/A	YES	NO
				G 08	1020	N/A	N/A	YES	NO
				G09	515	N/A	N/A	YES	NO
				G11	515	N/A	N/A	YES	NO

		indicative schematic sketch on SCHEME SKETCH-4 as Annexure 4A							
3.6	Details of Garages/Parkings (Covered)								
	From Date	To Date	Total Garages/ Parking (Nos)		Garages booked /sold previously (Nos)		Garages booked /sold this Qtr (Nos)		Remaining Garages (Nos)
	1 st April 2022	30 th June 2022	54		50		-		4
	indicative schematic sketch on SCHEME SKETCH-6 as Annexure 4A								
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	Garage /Co vered Parking No.	Type of Garage/ Covered Parking	Carpet Area (Sqm)	Addition al detail if any		
			/ No. as per sanction ed plan						
	1 st April 2022	30 th June 2022	Block-1	24	Open	306.94	-	YES	NIL
			Basement	48	Covered	613.44	-	YES	NIL
4.	<u>STATUS OF PHYSICAL COMPLETION OF WORKS</u>								
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
	2BHK					100%		-	
	1BHK					100%		-	
	9 Flats					20%		10.02.2028	
	indicative schematic sketch on SCHEME SKETCH-11 as Annexure 4B								
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			100%		10.02.2028			
	indicative schematic sketch on SCHEME SKETCH-13 as Annexure 4B								
5.	<u>STATUS OF COMPLETION OF INFRASTRUCTURE DEVELOPMENT</u>								
	Components			% of completion		Likely completion date		Remarks	
5.1	A-Services								

i.	Roads and Pavements	100%	10.02.2028	
ii.	Parking	100%	10.02.2028	
iii.	Water Supply	100%	10.02.2028	
iv.	Sewerage	100%	10.02.2028	
v.	Electrification	-	10.02.2028	
vi.	Storm Water Drainage	100%	10.02.2028	
vii.	Parks and Play Grounds	100%	10.02.2028	
viii.	Street Light	100%	10.02.2028	
ix.	Renewable Energy System	100%	10.02.2028	
x.	Security and Fire Fighting Services	100%	-	
xi.	Sewerage Treatment Plant (STP)	100%	-	
xii.	Underground Tank	-	10.02.2028	
xiii.	Rain Water Harvesting	100%	10.02.2028	
xiv.	Electrical Sub-Station		-	
	indicative schematic sketch on SCHEME SKETCH-15 as Annexure 4B			
6.	<u>FINANCIAL PROGRESS(COST AND EXPENDITURE ON THE PROJECT)</u>			
Sr. No.	Particulars	Amount (inRs.)		
6.1	Total estimated cost of the Project Copy should be attached (Annexure 5)	18,19,36,650/-		
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)	19,36,650/-	19,36,650/-	NIL
ii	Estimated Cost of construction of apartments/commercial area/Mixed use development	18,19,36,650/-	6,38,94,339/-	11,80,42,311/-
iii	Estimated Cost of infrastructure and other structures/community facilities	9,25,00,000/-	4,73,61,153/-	4,51,38,847/-
iv	Other costs including External Development Charges (EDC), Internal Development Charges(IDC), Taxes, Levies, Cessetc.	50,00,000/-	27,78,393/-	22,21,607/-
-	TOTAL	18,19,36,650	11,59,70,535/-	16,34,02,765/-
6.3	(i) Total estimated expenditure incurred till the end of Quarter under reference	11,59,70,535/-		
	(ii) Expenditure of total estimated cost in %	63.742%		
7.	<u>DETAILS OF FINANCIAL TRANSACTIONS IN SEPARATE BANK ACCOUNT</u>			
	Amount in Lakhs (Rs.)Status in Separate Bank Account of this Quarter			

	From Date	To Date	Balance amount before this Quarter	Amount Deposited this Quarter (Rs)	Amount withdrawal in this Quarter (Rs.)	Total remaining amount (Rs.)
	1 st April 2022	30 th June 2022	249.51/-	0/-	29.50/-	220.01/-
8.	<u>GOVERNMENT DUES AND PAYMENT DETAILS</u>					
	Description of Head				Amount (inRs.)	Image of Receipt(jpeg)
8.1	Development fee/Planning Permission Fee / Change of Land Use fee etc.				NIL	NIL
8.2	Infrastructure charges/ fees paid to any other authority e.g. NH/PWD/HPSEB/PCB/ULB for NOC				NIL	NIL
8.3	Compounding Charges/ Regularization charges				NIL	NIL
8.4	Total				NIL	NIL
9.	<u>DETAILS OF SANCTION AND REVISED/ COMPLETIONSANCTION</u>					
	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	Revised Layout Plan	-	12.8.2009	1	1	
9.2	Completion Certificate	-	7.12.2019	1	1	
10.	<u>MISCELLANEOUS</u>					
10.1	List of Channel Partners(HP RERA Registered Agents)					
	Channel Partner's Name				HP RERA Registration No.	
	i.	NIL			NIL	

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		
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 (perSft.)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 (inRs.)	
	1	NIL	NIL	NIL	NIL	NIL		NIL	NIL	
10.4	Latest marketing collateral, if any						NIL			
10.5	Copy of latest advertisement details, if any						NIL			

11.	<u>LATEST SITE UPDATE THROUGH MEDIA GALLERY</u>									
11.2	Flats / Apartments									
	1 st April 2022	30 th June 2022								

12.	<u>VARIOUS ANNEXURES AND CERTIFICATES BY PROFESSIONALS TO BE SUBMITTED</u>	
12.1	Detailed Specifications for each prototype of plot, flat, cottage, shop/ commercial units etc.	Annexure- 1A to 1G and so on
12.2	Typical performa of Agreement of Sale for each prototype of plot, flat, cottage, shop/ commercial units, "Form L" of HP RERA Rules, 2017	Annexure 2
12.3	Undertaking with Agreement for Sale	Annexure -3
12.4	Inventory detail Schematic Sketches 1 to 9,	Annexure -4A
12.5	Development, construction and financial progress Schematic sketches 10 to 15	Annexure -4B
12.6	Detailed Cost of Estimate	Annexure -5
12.7	Certificate by an Architect in practice to certify progress of construction work of the project at the end of the quarter, to be submitted to HP RERA	Annexure -6
12.8	Certificate by an Engineer in practice to certify cumulative cost incurred upon construction work of the project at the end of the quarter, to be submitted to HP RERA	Annexure -7
12.9	Certificate by a Chartered Accountant in practice to certify withdrawal of money from separate Bank Account at the end of the quarter, to be submitted to HP RERA	Annexure - 8
12.10	Certificate by an Architect in practice to certify progress of construction work at the time of withdrawal of money from Separate Bank Account, to be submitted to the Bank	Annexure - 9
12.11	Certificate by an Engineer in practice to certify cumulative cost incurred upon construction work of the project at time of withdrawal of money from Separate Bank Account, to be submitted to the Bank	Annexure -10
12.12	Certificate by a Chartered Accountant in practice to certify withdrawal of money from Separate Bank Account at the end of the quarter, to be submitted to the Bank	Annexure -11
12.13	Certificate by an Architect in practice to certify the completion of works, to be issued to the Authority after the completion plan of the project has been sanctioned by the competent authority, to be submitted to HP RERA	Annexure -12

Place:

Date:

BTM Real Estate Developers Pvt. Ltd.

Asst. Dir.
Director

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

ARCHITECT'S CERTIFICATE

(For the period till 30th June 2022)

***KINDLY PROVIDE DETAILS FOR SEPT QUARTER ENDING FILLED DETAILS
ARE FOR THE LAST QUARTERS FOR YOUR REFERENCE***

Certificate No. _____

To
BTM Real Estate Developers Pvt Ltd
House no. 1328, Sector 37B
Chandigarh

**Subject:- Certificate of percentage of completion of Construction/ Development
work in BTM Apartments.**

Ref: HP RERA Registration No. RERAHPSOP07180037

Sir,

I / We GIRISH THAKUR have undertaken assignment as Architect for the
Construction / Development Work of the **BTM Apartments** Project, situated at **Barog,
Solan, Himachal Pradesh** measuring **8430** sq.mtr. area being developed by **M/S
BTM Real Estate Developers Pvt Ltd**

Based on Site Inspection, with respect to the aforesaid Real Estate
Project, I certify that as on the date of this Certificate, the Percentage of Work done,
for the Real Estate Project **BTM Apartments**, 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-

Block/ Tower A

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	11 units in 1 Block	11 units	100%
2	Basement	One	incomplete Basement to be finished	100%
3	Super Structure (Column and lintel up to Slab bottom Level)	5 floors	4 complete and only 1 floor pending	100%
4	Slabs	7		
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouring (v) Painting	4 floors in A Block complete and partial completion certificate obtained	4 floors having 36 2 BHK Apartments and 8 one BHK apts	100%
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	Complete in 44 Apts	Complete in all 5 floors	100%
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Complete in 44 apts	Complete in all 5 floors	100%
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	Complete in 44 apts	Complete in all 5 floors	100%
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	Complete for all apts	Complete for all 5 floors	100%

	Certificate			
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Block/Tower B

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	Not yet started		
2	Basement	Not yet started		
3	Super Structure (Column and lintel up to Slab bottom Level)	Not yet started		
4	Slabs	Not yet started		
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flooring (v) Painting	Not yet started		
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	Not yet started		
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Not yet started		
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	Not yet started		

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	Not yet started		
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TABLE-B

Internal & External Development Works in respect of the entire Project

Sr. No	Common Areas Facilities and Amenities	Proposed (Yes/No)	Percentage of Work Done	Details
1.	Internal Roads & Foot paths	yes		Completed upto parking level
2.	Water Supply Line	yes		Completed upto A Block level
3.	Sewerage (chamber, lines, Septic Tank)	yes		Completed upto A Block level
4.	Sewage Treatment Plant (STP)	yes		Installed
5.	Storm Water Drains	yes		Created
6.	Landscaping & Tree Planting	Yes for A block		None
7.	Street Lighting	Yes for A Block		installed
8.	Community Buildings/ Club House	Yes proposed but not completed		none
9.	Solid Waste Management & Disposal	Yes		Created
10.	Water conservation, Rain Water Harvesting	yes		Tank built and created
11.	Energy Management / Sub-station	yes	100%	Installed

12.	Fire protection and fire safety requirements	yes	100%	Installed
13.	Open area (Park)	Yes but not developed	Space left	Not developed
14.	Boundary Wall & Main Gate	No	Wire mesh installed for A block	Partially developed
15.	Security Service	yes		Partial
16.	Others (As per Brochure) (Option to add more)	A block only as per brochure		Partially Done

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.	44	44	
2	Overall percentage of development completed as per Table-B.	50%	50%	
3*	Overall percentage of completion of the project			

Signature of Architect



Name: AR. GIRISH THAKUR

Address: MOSAIC ARCHITECTS & ENGINEERS, RAJEEV SADAN, NEAR-BL SCHOOL, SOLAN


AadharNo: 746397649872

Pan No: CCSPT5442B

Mob No. 7876276080

Email id: mosaic.arch.engg@gmail.com

License No. or Authority: CA/2017/86257


20/7/22



Ref. No.....

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

Certificate No. 0516/22

To,
M/s BTM Real Estate Developers Pvt. Ltd.
SCO No. 74, 2nd floor, Sector 40-C
Chandigarh, (UT)

Subject: Certificate of Cost Incurred for Development of **BTM Apartments**

Ref: HP RERA Project Registration No. **RERAHPSOP07180037**

Sir,

I / We Hitesh Mishra have undertaken assignment for the **BTM Apartments** Project, situated at **Village Barog, District Solan Himachal Pradesh** admeasuring **8430** sq.mtr. area being developed by **M/s BTM Real Estate Developers Pvt. Ltd.**

1. I have prepared the Detailed Cost of Estimate of the above cited project considering all items of works that are required to be executed up to completion of the project. My estimated cost calculations are based on the sanctioned plans made available to me for the project by the Promoter and based on the Schedule of Items and quantity for the entire work as calculated by me and the site inspection carried out by me.
2. I certify that the Cost of the Civil, Mechanical, Electrical, Plumbing and allied works for the aforesaid Project, as completed on the date of this Certificate is as given in **Table-A** and **Table-B** herein below:



TABLE-A

Apartments/Buildings Construction (Excluding Cost of land)

Sr. No	Particulars	Amounts (In Rs)
(i)	(ii)	(iii)
1	Total Estimated Cost	8,25,00,000/-
2	Cost incurred as on 30 th June 2022 (based on the Estimated items)	6,38,94,339/-
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))]	1,86,05,661/-
5	Work done in percentage [A(2)(iii)+A(3)(iii)/A(1)(iii)]x100 (as percentage of the estimated cost)	77.44%

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 30 th June 2022	9,94,36,650/-
2	Cost incurred as on 30 th June 2022 (based on the Estimated items)	4,73,61,153/-
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))]	5,20,75,497/-
5	Work done in percentage [B(2)(iii)+B(3)(iii) /B(1)(iii)]x100 (as percentage of the estimated cost)	47.62%



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)]	18,19,36,650/-
2	Total Cost incurred [Table A(2)(iii)+A(3)(iii)+Table B (2)(iii) +Table B (3) (iii)]	11,12,55,492/-
3	Total work done in percentage [as per Table][C(2)(iii)/ C(1)(iii)]X 100]	61.15%
4	The balance cost to complete the project [Table A(4)(iii)+Table B (4)(iii)]	7,06,81,158/-



Signature of Engineer

Date: 29/7/2022

Place: Chandigarh

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



V D H & ASSOCIATES
CHARTERED ACCOUNTANTS

#2839, 2ND FLOOR ,
SECTOR 22-C CHANDIGARH
PH NO 0172-2702839, 08283802495
8427692223 Email id :- ca2839a@gmail.com

CHARTERED ACCOUNTANT'S CERTIFICATED

(For the Quarter ending June 2022)

Name of the Promoter – **M/s BTM Real Estate Developers Pvt. Ltd.**

Name of the Project - **BTM Apartments**

HP RERA Registration No. – **RERAHPSOP07180037**

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.) (The above said land cost include the cost of land acquired by Govt i.e 1428 Sq Mtrs out of 8400 Sq Mts cost of Rs 328542.00) (As per Note -1)	19,36,650/-
		Sub – Total of Land Cost 1 (i)	19,36,650/-
2.		Development Cost / Cost of Construction	
Sr. No.	Particulars		Incurred Amount / Cost (Rs.)
1	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 equipment's including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the Project registered.	6,38,94,339/- 4,73,61,153/-
		Total 2 (i)	11,12,55,492/-



		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)(Hp Pollution control Board) Interest payable to financial institutions, scheduled banks, c. Non-Banking Financial Institution (NBFC) or money lenders on construction funding or money borrowed for construction;	23,68,393/- 4,10,000/- Nil
3.		d. Sub – Total of Development Cost and Construction Cost	11,40,33,885/-
		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)	11,59,70,535/-
4.		% Completion of Construction Work (As per Project Architect's Certificate dated 20.07.2022) MR Girish Thakur License No CA/2019/86257	50%

This Certificate is being issued on specific request of BTM Real Estate Developers Pvt Ltd 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 : 29.07.2022

UDIN NO: 22504565ANVDZK5264

VDH & ASSOCIATES
Chartered Accountants

VARINDER KUMAR
PARTNER
M NO 504565

Sr. No.	Particulars	As per Certificate given for last Quarter	During the quarter	Total
1.	Total Land Cost as per Sr.No 1(i)	19,36,650/-	-	19,36,650/-
2.	Total Expenditure / Cost incurred as per Sr. No (d)	11,34,37,870/-	5,96,015/-	11,40,33,885/-
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	9,23,61,443/-	-1,00,000/--	9,22,61,443/-

Separate - Bank Account of the Project

Name of the Bank – **BANK OF MAHARASHTRA**

Branch – **SCO 307, SEC 38D, CHANDIGARH**

Account Number – **682152495**

IFSC Code – **MAHB0001359**

Sr. No.	Particulars	Amount in Rs.
1.	Opening Balance in the Separate Bank Account of the project at the start of the reported quarter.	249.51/-
2.	(Add): Deposits in the Separate Bank Account of the project during the reported quarter.	0/-
3.	(Less): Withdrawals from the Separate Bank Account of the project during the reported quarter.	29.50/-
4.	Closing Balance in the Separate Bank Account of the project at the end of the reported quarter.	249.51/-



Separate - Bank Account of the ProjectName of the Bank – **PUNJAB NAITONAL BANK**Branch – **SECTOR 40, CHANDIGARH**Account Number – **7386002100000151**IFSC Code – **PUNB0738600**

Sr. No.	Particulars	Amount in Rs.
1.	Opening Balance in the Separate Bank Account of the project at the start of the reported quarter.	352.30/-
2.	(Add): Deposits in the Separate Bank Account of the project during the reported quarter.	650435.84/-
3.	(Less): Withdrawals from the Separate Bank Account of the project during the reported quarter.	647385.87/-
4.	Closing Balance in the Separate Bank Account of the project at the end of the reported quarter.	3402.27/-

***Note: Not Maintaining Separate Account.**

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No.	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the Real Estate Project	7,08,194/-
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)	41,90,207/-
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	2 BHK FLATS-4 80,00,000
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))	1,21,90,207/-
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 ongoing Project will be deposited in the Separate Bank Account.)	85,33,145/-

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 : 29.07.2022

UDIN NO: 22504565ANVDZK5264

VDH & ASSOCIATES
Chartered Accountants


VARINDER KUMAR
PARTNER
M NO 504565
CA

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	No. of plots	Plot Area (in Sq. Mts)	Total plot / unit consideration amount as per Agreement / letter of allotment	Received amount up to the end of current Quarter (in Rs.)	Received amount up to the end of previous Quarter (in Rs.)	Balance amount as on the end of current Quarter (in Rs.)
1.	FLATS	50		9,64,51,650	9,22,61,443/-	-	41,90,207/-
	TOTAL	50		9,64,51,650	9,22,61,443/-	-	41,90,207/-

6. Total Received and Balance Receivable from sold inventory :-

Sr.No.	Total Booked Inventory of all plots, flats / apartment, villas / cottages / garages / covered parking's ,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	9,22,61,443/-	41,90,207/-



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 bases of Prevailing Market Rate (PMR) (in Rs.)	Total estimated amount of sale proceeds of all unsold plots (in Rs.)
1.	2 BHK	4	92	80,00,000/-	80,00,000/-
	TOTAL	4		80,00,000/-	80,00,000/-

2. 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	80,00,000/-

Place : Chandigarh

Date : 29.07.2022

UDIN NO: 22504565ANVDZK5264

VDH & ASSOCIATES
Chartered Accountants
VARINDER KUMAR
PARTNER
M NO 504565





Hitesh Mishra
Civil Engineer

Ref. No.

Date 20/7/22
ANNEXURE-10

ENGINEER'S CERTIFICATE

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

Certificate No. 0517/22

To,
M/s BTM Real Estate Developers Pvt. Ltd.
SCO No. 74, 2nd floor, Sector 40-C
Chandigarh, (UT)

Subject:- Certificate of estimated expenditure for Development/
Construction work in **BTM Apartments** bearing Registration No.
RERAHPSOP07180037 for withdrawal from the Separate Bank
Account.

Sir,

I/We Hitesh Mishra have undertaken assignment as Engineer for the
professional engineering services for the above cited Project, coming up on
Khasra No 880/587/313 & 590/314 at village **Barog, District Solan Himachal
Pradesh**, being developed by **M/s BTM Real Estate Developers Pvt. Ltd.**

With respect to the aforesaid Real Estate Project, I certify that the
total estimated expenditure/ cost incurred for the Development/ Construction
work of Real Estate Project **BTM Apartments** is Rs **11,12,55,492/-** as worked
out in the 30th June 2022 ending Quarterly Progress Report submitted vide
Certificate No 0516/22 dated 20/7/22 (copy enclosed).

Date:

Place:



Signature

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

TOWN AND COUNTRY PLANNING DEPARTMENT
HIMACHAL PRADESH

No. HIM/TP/Lic 45/2009-M/s BTM Real Estate Developers Pvt. Ltd./2019-8364
Shimla, Dated 7-12-19

To

✓ M/s. BTM Real Estate Developers Pvt. Ltd.,
SCO No. 74, 2nd Floor, Sector-40-C,
Chandigarh (UT).

Subject: Renewal of Licence No. 45/2009, dated 12.10.2009, valid
upto 11.10.2016.

Sir,

This is with reference to your letter No. BTM/COR/199/2019, dated 16.11.2019, on the above cited subject, vide which you have deposited the renewal of Licence fee amounting to Rs. 8,43,000/-only for the period 12.10.2016 to 11.10.2020 and Rs. 42,150/-only on account of revision of drgs. fee, vide Demand Draft No. 949858 dated 16.11.2019. In this context, it is intimated that Himuda Licence No. 45/2009 dated 12.10.2009, granted to you is hereby renewed for the period 12.10.2016 to 11.10.2020.

You are further advised to Register your project under the provisions of Real Estate (Regulation & Development) Act, 2016, immediately through online by visiting website www.hprera.in.

Yours faithfully,

(Lalit Jain, IAS)

Director,

Town and Country Planning Deptt.,
Himachal Pradesh, Shimla-171009.

Phone No: 0177-2622494

TOWN AND COUNTRY PLANNING DEPARTMENT

HIMACHAL PRADESH

FORM-55

(See Rule-64)

PART-COMPLITION CERTIFICATE

8365-67

Dated 7.12.19

No. HIM/IP/ APT/HIMUDA LIC-45/2009-M/s.BTM Real Estate/2019-

To

M/s BTM Real Estate Developers Pvt. Ltd.
SCO No. 74, 2nd Floor, Sector-40-C,
Chandigarh.

Subject: - Issuance of Part-Completion Certificate for Block-A.

Reference:- Your application No. Nil, dated 16.11.2019, diarised on 19.11.2019.

This is in reply to your application under reference for issuance of Part-Completion Certificate for Block-A. This Part-Completion Certificate is hereby granted in respect of **Block No.A (except Ground Floor)** for first, second, third and fourth floor, consisting 11 units per floor, in total 44 dwelling units, for the colony, situated at mauza Barog, Tehsil and District Solan, Himachal Pradesh, as development works have been completed by you in all respect of above block as per conditions of the Licence granted to you under section 78p of the amended Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977).

(Lalit Jain, IAS)

Director,

Town and Country Planning Department,
Himachal Pradesh, Shimla.

Phone No. 0177-2622494.

Copy to:-

1. Town and Country Planner, Divisional Town Planning Office, Solan, H.P. w.r.t. her office letter No. SADA/Barog/P.P.Case No.440/S.A. (Apt.)/18-200 Dated 6/3/2019 for information, please.
2. The Member Secretary, H.P. State Pollution Control Board, Phase-III, New Shimla-171009 for information, please.

(Lalit Jain, IAS)

Director,

Town and Country Planning Department,
Himachal Pradesh, Shimla.

Phone No. 0177-2622494.