

QUARTERLY PROGRESS REPORT (QPR-1)

1.	<u>PARTICULARS OF THE REAL ESTATE PROJECT</u>		
Sr. No.	Particulars	Details	
1.1	Name of the Real Estate Project	Amravati Valley	
1.2	Phase of the Real Estate Project	-	
1.3	Name of the Promoter	M/s Amravati Associates 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	70,474 sq. mt.	
1.5	Location of the Real Estate Project	Haripur, Solan, Himachal Pardesh	
1.6	Type of the Real Estate Project or Phase of the Real Estate Project	Residential Plotted Colony	-
		Residential Development Project	-
		Commercial Development Project	-
		Mix Land Use Development Project	YES
1.7	Registration No. of the Real Estate Project	RERAHPSOP12180046	
1.8	Validity of Registration Certificate	Valid from	Valid up to
		23.11.2019	22.11.2031
1.9	Date of Start of the Real Estate Project / Phase	2.9.2015	
1.10	SPECIFICATIONS (As finalized by Promoter for the Real Estate Project)		
-	Particulars	Details (Attach Sheets & Documents)	
a.	Individual Plots	Specifications of Boundary Wall, Gate & allied works if any, other than infrastructural works like external developments, copy to be attached	

		as Annexure 1A
b.	Apartments/ Flats	Detailed specifications of all items ,copy to be attached as Annexure 1B
c.	Cottage/ Villa	Detailed specifications of all items ,copy to be attached as Annexure 1C
d.	Commercial Units	Detailed specifications of all items ,copy to be attached as Annexure 1D
e.	Garages / Parking Slots (Covered)	Detailed specifications of all items, copy to be attached as Annexure 1 E
f.	Community Buildings	Detailed specifications of all items ,copy to be attached as Annexure 1F
g.	Common facilities and services like swimming pool, gym, club, 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 all the Agreements to sell are absolutely in accordance with the format provided in HP Real Estate (Regulation and Development) Rules, 2017 and carpet area of the unit for sale is in accordance with the definition of Carpet Area as specified in the Real Estate (Regulation and Development) Act, 2016 and HP Real Estate (Regulation and Development) Rules, 2017. It should also include that the payment terms with the Allottee are also in accordance with the terms as specified in the HP Real Estate (Regulation and Development) Rules, 2017 read with Explanation at Sr. No.2 of Form 'L', particularly with regards to the clause of taxes and making it clear that there are no hidden clauses.	The undertaking to be provided duly signed by the promoter on the letter head of the firm and should be named (Annexure 3)

	<u>The format of the undertaking, Annexure 3 is provided in the detailed SOP provided along with this form.</u>														
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.	<p align="center"><u>BANK DETAILS</u></p> <p align="center"><u>NOTE- No Separate Account yet maintained</u></p> <p align="center">(Account separately opened for 70% / 100% of amount realized from Allottees)</p>														
2.1	Account No.		35223656801												
2.2	Account Name		Amravati Associates Pvt Ltd												
2.3	Bank Name		State Bank of India												
2.4	Branch Name		Sai Road Baddi												
2.5	IFSC Code		SBIN0005397												
2.6	Branch Address		Sai Road, Baddi, H.P.												
3	<u>DETAILS OF THE INVENTORY OF THE PROJECT</u>														
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)			
			Re	Com	Pu	Re	Com	Pub.	Re	Com	Pub.	Resi	Com	Pu	
	1 st April 2022	31 st Jun 2022	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
*Provide an indicative schematic sketch on A-4 size of paper- SCHEME SKETCH-1															
3.2	Details of Individual Plots														
	From Date	To Date	Detail of Total Plots Booked / Sold till the end of this Quarter									Posse ssion Status	Mortgag		
			Residential			Commercial			Public/Semi				If any, plot		

										wise
			Plot No	Area (Sqm)	Plot No	Area (Sqm)	Plot No	Area (Sqm)		
	1 st April 2022	31 st Jun 2022	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
*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 <		

			Block-2)	NIL	NIL	NIL	NIL	NIL	NIL	
		** Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-4								
3.5	Brief Details of All Villas / Cottages									
	From	To Date	Total Villas / Cotta ges (Nos)	Villas/ cottages booked / sold previously (Nos)	Villas/ Cottage s booked / sold in this Qtr (Nos)	Rema ining Villas/ Cottag (Nos)	Carpet Area of Villa / Cottag (Sqm)	Area of exclusi ve lawn / terrace if any, (Sqm)	Pos sess ion Statu	Mort gage If any, Villa/ Cotta ge wise
	1 st April 2022	31 st Jun 2022	3	0	0	3	-	797.36	NIL	NIL
	*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)				
	1 st April 2022	31 st Jun 2022	1256	NIL	NIL	NIL				
	*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					Possessi on Status	Mortgage If any, Garage/ Covered Parking wise	
			Block/ Tower 							


			ned plan						
	1 st April 2022	31 st Jun 2022	(e.g Block-1)	NIL	NIL	NIL	NIL	NIL	NIL
				NIL	NIL	NIL	NIL	NIL	NIL
			*Increase / decrease no. of rows according to the number of flats in the block/ building. Note- 1 sqm. =10.76 sft.						
			(e.g Block-2)	NIL	NIL	NIL	NIL	NIL	NIL
				NIL	NIL	NIL	NIL	NIL	NIL
			* 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 April 2022	31 st Jun 2022	Drive H Block	NIL	NIL	NIL			
			Shopping Booths	NIL	NIL	NIL			
			Hotel Main Block	NIL	NIL	NIL			
			Hotel Block	NIL	NIL	NIL			
	*Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-8								
3.9	Details of Individual Commercial Units (Shops/ Offices/Others)								
	From Date	To Date	Detail of Total Commercial Units booked / sold till the end of this Quarter					Possession Status	Mortgage If any
			Block/ Tower / No. as per sanctioned plan	Commercial Unit / Shop No.	Type Shop/ Office/ Other	Carpet Area (Sqm)	Addition al if any		
	1 st April	31 st Jun	(e.g	NIL	NIL	NIL	NIL	NIL	NIL

	2022	2022	Block-1)	NIL	NIL	NIL	NIL	NIL	NIL
			*Increase / Decrease no. of rows according to the number of flats in the block/ building. Note- 1 sqm. =10.76 sft.						
			(e.g Block-2)	NIL NIL	NIL NIL	NIL NIL	NIL NIL	NIL NIL	NIL NIL
			*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.	<u>STATUS OF PHYSICAL COMPLETION OF WORKS</u>								
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	
	N/A	N/A		N/A		N/A		N/A	
	* 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	
	Residential Apartments			0%		21.11.2031		NIL	
	** 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			0%		21.11.2031		NIL	
	** 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	0%	21.11.2031	NIL
	** 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	N/A	N/A	N/A
	Commercial Unit / shop - 2	N/A	N/A	N/A
	** To be marked on layout plan schematic Sketch on A-4 size of Paper SCHEME SKETCH-14			
5.	<u>STATUS OF COMPLETION OF INFRASTRUCTURE DEVELOPMENT</u>			
Components		% of completion	Likely completion date	Remarks
5.1	A-Services			
i.	Roads and Pavements	7%	22.11.2031	
ii.	Parking	PENDING	22.11.2031	
iii.	Water Supply	PENDING	22.11.2031	
iv.	Sewerage	PENDING	22.11.2031	
v.	Electrification	PENDING	22.11.2031	
vi.	Storm Water Drainage	PENDING	22.11.2031	
vii.	Parks and Play Grounds	PENDING	22.11.2031	
viii.	Street Light	PENDING	22.11.2031	
ix.	Renewable Energy System	N/A	N/A	
x.	Security and Fire Fighting Services	PENDING	22.11.2031	
xi.	Sewerage Treatment Plant (STP)	PENDING	22.11.2031	
xii.	Underground Tank	N/A	N/A	

xiii.	Rain Water Harvesting	N/A	N/A	
xiv.	Electrical Sub-Station	PENDING	22.11.2031	
5.2	*B1–Community building to be transferred to Resident Welfare Association (RWA)			
i.	Community Centre	PENDING	22.11.2031	-
ii.	Others	NIL	NIL	NIL
5.3	*B2–Community building to be sold to third party or to be retained by Promoter			
i.	Schools	PENDING	22.11.2031	-
ii	Club House	PENDING	22.11.2031	-
iii.	Hospital and Dispensary	PENDING	22.11.2031	-
iv.	Shopping Areas	PENDING	22.11.2031	-
v.	Others	N/A	N/A	N/A
	To be marked on layout plan schematic Sketch on A-4 size of Paper SCHEME SKETCH-15			
6.	<u>FINANCIAL PROGRESS(COST AND EXPENDITURE ON THE PROJECT)</u>			
Sr.No	Particulars	Amount (in Rs.)		
6.1	Total estimated cost of the Project Copy should be attached (Annexure 5)	30,10,00,000/-		
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)	7,00,00,00/-	7,00,00,000/-	NIL
ii	Estimated Cost of construction of apartments / commercial area / Mixed use development	17,10,00,000/-	13,84,642/-	16,96,15,358
iii	Estimated Cost of infrastructure and other structures/community facilities	3,00,00,000/-	1,48,79,382/-	15,120,618/-
iv	Other costs including External Development Charges (EDC), Internal Development Charges (IDC), Taxes, Levies, Cess etc.	3,00,00,000/-	2,00,00,000/-	1,00,00,000/-
-	TOTAL	30,10,00,000	10,62,64,024	19,47,35,976

6.3	(i) Total estimated expenditure incurred till the end of Quarter under reference		10,62,64,024/-			
	(ii) Expenditure of total estimated cost in %		35.30%			
6.4	Whether the project is on schedule as per the actual expenditure.					
	(i) Specify the reasons, if not as per schedule		N/A			
	(ii) Mention details on how to overcome the backlog		N/A			
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 (Rs.)	Amount deposited in this Quarter (Rs.)	Amount withdrawal in this Quarter (Rs.)	Total remaini amount (Rs.)
	1 st April 2022	31 st Jun 2022	NIL	NIL	NIL	NIL
8.	<u>GOVERNMENT DUES AND PAYMENT DETAILS</u>					
	Description of Head				Amount (in Rs.)	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 / COMPLETION SANCTION</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	Proposed Site Plan	-	2.1.2016	-	1	 SanctionedPlanFile_12201811412273.p			
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.	<u>MISCELLANEOUS</u>								
10.1	List of Channel Partners(HP RERA Registered Agents)								
	Channel Partner's Name						HP RERA Registration No.		
	i.	NIL				NIL			
*Add more rows to enter details of all channel partners/ Agents associated with the Real Estate Project									
10.2	List of Legal Cases (if any)								
	Project		Name of Parties and Case No.		Issue involved (in brief)		Next date of hearing and its status		
	i.	NIL		NIL		NIL		NIL	
	ii	NIL		NIL		NIL		NIL	
* 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 parking, if allotted	Carpet Area of the Unit and of parking, if allotted	Sale value of Unit including parking, if allotted	Amount collected (in %)	Total amount Collected (in Rs.)
	1*	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
* 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

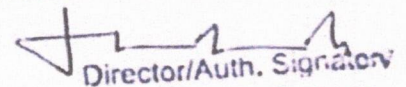
11.	<u>LATEST SITE UPDATE THROUGH MEDIA GALLERY</u>							
11.1	Plots							
Sr. No.	From Date	To Date	Image 1 Jpeg	Image 2 Jpeg	Image 3 Jpeg	Image 4 Jpeg	Image 5 Jpeg	Video (only on website)
	1 st April 2022	31 st Jun 2022	N/A	N/A	N/A	N/A	N/A	N/A
11.2	Flats / Apartments							
	1 st April 2022	31 st Jun 2022						
11.3	Villas / Cottages							
	1 st April 2022	31 st Jun 2022	Construction not yet started					
11.4	Commercial Units (Shops, Offices, Others etc)							
	1 st April 2022	31 st Jun 2022	Construction not yet started					
11.5	Facilities like Swimming Pool, Club House, Gym , Central Greens, Parking etc.							
	1 st April 2022	31 st Jun 2022	Construction not yet started					

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

Place: Chd

Date: 8/6/21

For M/s Amravati Associates Pvt. Ltd.


Director/Auth. Signatory

(Name of the authorized Signatory of the Project)

Plot no 191 Ind Area Phase 1 Panchkula (HR)



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

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ANNEXURE-6

ARCHITECT'S CERTIFICATE

(For the period till 30 Jun 2022)

Certificate No.PG/621/22

To,
M/s AMRAVATI ASSOCIATES PVT. LTD.
814(II) NAC Manimajra, Chandigarh

Subject:- Certificate of Percentage of Completion of Construction / Development work in **AMRAVATI VALLEY**.

Ref: HP RERA Registration No. **RERAHPSOP12180046**.

Sir,

I / We **PLANNERS GROUP** have undertaken assignment as Architect for the Construction / Development Work of the **AMRAVATI VALLEY** Project, situated at **HARIPUR, SOLAN, HIMACHAL PARDESH** admeasuring **70474** sq.mtr. area being developed by **M/s AMRAVATI ASSOCIATES 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 **AMRAVATI VALLEY**, 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		1 Block	
2	Basement		-	
3	Super Structure (Column and lintel up to Slab bottom Level)		1 Block	
4	Slabs		Ground Floor Slab	
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouting (v) Painting		Pending	
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises		Pending	
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks		Pending	
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing		Pending	
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		Pending	



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



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.	9	0	3%
2	Overall percentage of development completed as per Table-B.	16	1	2%
3*	Overall percentage of completion of the project			



Signature of Architect

Date: 25.07.2022
Place: Chandigarh

Name – Pankaj Malik
Address – Planners Group
SCO 4, Sector 17E, Chandigarh
License No. CA/96/20874
Mobile Number: 9888041000
Email ID – mail@plannersgroup.net



Hitesh Mishra

Civil Engineer

ANNEXURE-7

Ref. No.....

Date.....

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

Certificate No. 0469/22

To,
M/s AMRAVATI ASSOCIATES PVT. LTD.
814(II) NAC Manimajra, Chandigarh

Subject: Certificate of Cost Incurred for Development of AMRAVATI VALLEY

Ref: HP RERA Project Registration No. RERAHPSOP12180046

Sir,

I / We HITESH MISHRA have undertaken assignment for the AMRAVATI VALLEY Project, situated at HARIPUR, SOLAN, HIMACHAL PARDESH admeasuring 70474 sq.mtr. area being developed by M/s AMRAVATI ASSOCIATES 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:



1

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

Sr. No	Particulars	Amounts (In Rs)
(i)	(ii)	(iii)
1	Total Estimated Cost	17,10,00,000/-
2	Cost incurred as on 30 th June 2022 (based on the Estimated items)	13,84,642/-
3	If Cost incurred for items other than estimated items	NIL
4	Balance Cost to be incurred (Based on Estimated items) [A(1)(iii)-(A(2)(iii)+A(3)(iii)]	16,96,15,358/-
5	Work done in percentage [A(2)(iii)+A(3)(iii)/A(1)(iii)]x100 (as percentage of the estimated cost)	0.809%

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	13,00,00,000/-
2	Cost incurred as on 30 th June 2022 (based on the Estimated items)	1,48,79,382.01 /-
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)]	11,51,20,617.99/-
5	Work done in percentage [B(2)(iii)+B(3)(iii) /B(1)(iii)]x100 (as percentage of the estimated cost)	11.44%

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)]	30,10,00,000/-
2	Total Cost incurred [Table A(2)(iii)+A(3)(iii)+Table B (2)(iii) +Table B (3) (iii)]	1,62,64,024.01/-
3	Total work done in percentage [as per Table][C(2)(iii)/ C(1)(iii)]X 100]	5.40%
4	The balance cost to complete the project [Table A(4)(iii)+Table B (4)(iii)]	28,47,35,975.99/-

Date: 26/7/22

Place: Chandigarh



Signature of Engineer

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

BRIJ GUPTA & CO.



Chartered Accountants

Head Office: H. No.:729-A (Basement), Near HUDA Offices, Sector-8, Panchkula – 134109 (Haryana).

Ph.: 0172-4654660, Mob. No.: 98887-68478 E-mail: cagauravgoyal27@gmail.com ; bmg729@yahoo.com

CERT/2022-23/036

UDIN : 22546773ANPYPE3845

ANNEXURE -8

CHARTERED ACCOUNTANT'S CERTIFICATE

(For the Quarter ending June 2022)

Name of the Promoter- **M/s AMRAVATI ASSOCIATES PVT. LTD.**

Name of the Project- **AMRAVATI VALLEY**

HP RERA Registration No - **RERAHPSOP12180046**

Sr. No	Particulars		Amount (Rs.)
1	2		3
1.	i	Land Cost	
	a	Acquisition Cost of Land (as per Sale Deed) or Development Rights, Lease Premium, Lease Rent, interest cost incurred or payable on Land Cost (including all stamp duty, registration charges, legal cost etc). (As per Note-1)	7,00,00,000/-
		Sub-Total of Land Cost 1(i)	7,00,00,000/-
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)	13,84,642/-
		(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.	1,48,79,382/-
		Total 2 (i)	1,62,64,024/-

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
2. S.C.F. 499, First Floor, Motor Market, Manimajra, Chandigarh (U.T.) – 160101.
3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

	b.	Payment of taxes, cess, fees, charges, premiums, interest etc. to any statutory authority. Project Clearance Fees (i) Fees paid to HP RERA (ii) Fees paid to T&CP Deptt. (iii) Fees paid to Local Authority (Municipal / Panchayat) (iv) Consultant / Architect / Engineer Fees (directly attributable to Project) (v) Any other (specify)	2,00,00,000/-
	c.	Interest payable to financial institutions, scheduled banks, Non-Banking Financial Institution (NBFC) or money lenders on construction funding or money borrowed for construction;	NIL
3.	d.	Sub-Total of Development Cost and Construction Cost	3,62,64,024/-
		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)	10,62,64,024/-
4.		% Completion of Construction Work (As per Project Architect's Certificate) Certificate No.....dated.....	5%

This Certificate is being issued on specific request of **AMRAVATI ASSOCIATES 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: Zirakpur
Date: 26.07.2022

For Brij Gupta and Co.
Chartered Accountants



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

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
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4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

Sr. No	Particulars	As per Certificate given for last Quarter	During the quarter	Total
1.	Total Land Cost as per Sr. No. 1 (i)	7,00,00,000	-	7,00,00,000
2.	Total Expenditure / Cost incurred as per Sr. No. 3 (d)	3,56,06,380	6,57,644	3,62,64,024
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	NIL	NIL	NIL

Separate Bank Account of the Project		
Name of the Bank- STATE BANK OF INDIA		
Branch - Sai Road Baddi		
Account Number - 35223656801		
IFSC Code - SBIN0005397		
Sr.No	Particulars	Amount in Rs. *
1.	Opening Balance in the Separate Bank Account of the project at the start of the reported quarter.	NIL
2.	(Add): Deposits in the Separate Bank Account of the project during the reported quarter.	NIL
3.	(Less): Withdrawals from the Separate Bank Account of the project during the reported quarter.	NIL
4.	Closing Balance in the Separate Bank Account of the project at the end of the reported quarter.	NIL

***NOTE: Not Maintaining Separate Account as we have Received Completion Certificate of the Project.**

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
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4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the Real Estate Project	34,95,00,000/-
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)	NIL
3.	i. (i) Balance unsold inventory to be certified by management and to be verified by Chartered Accountant from the records and books of account	RESIDENTIAL FLATS LIG EWS COTTAGES
4.	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per B. of sub - Annexure- 'X' to this Certificate.	50,87,00,000
5.	Estimated receivables of ongoing Project. Sum of (2 + 4(ii))	50,87,00,000
6.	Amount to be deposited in Separate Bank Account – 70% or 100% (If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in Separate Bank Account.) and (If 4 is lesser than 1, then 100% of the balance receivables of ongoing Project will be deposited in the Separate Bank Account.)	35,60,90,000

This Certificate is being issued by the Company as per the requirement of compliance in accordance with HP RERA Act and Rules for the Project / Phase under reference and is based on the records and documents produced before me and explanations provided to me by the management of the Company. It is based on the verification of books of accounts and other related documents till date.

Place: Zirakpur
Date: 26.07.2022

For Brij Gupta and Co.
Chartered Accountants



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

Our branches:-

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4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.

SUB - ANNEXURE-X

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

A. UNSOLD INVENTORY VALUATION

1. In case of Plotted Colony:-

Sr. No.	Block /cluster/ Nomenclature as per sanctioned plan	No. of plots	Area of exclusive balcony / veranda/ covered car parking (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.	Residential Apartments	1218	98140.32	48,72,00,000			48,72,00,000
2.	Residential EWS	66	2461.88	66,00,000			66,00,000
3.	LIG	56	3452.96	1,40,00,000			1,40,00,000
	TOTAL	1340					50,78,00,000

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2. 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.)
	*					
1.	Cottages	3		797.36	9,00,00,000	9,00,00,000
	TOTAL	3			9,00,00,000	9,00,00,000

3. Total Estimated Receivable from not Booked/ unsold inventory:-

Sr. No.	Total not booked/ unsold Inventory of all plots, flats/apartments, cottages/ villa/, garages/ covered parking, commercial units in the Real Estate Project as per B. of sub-Annexure-X	Total Estimated Amount (in Rs.)
-	Total Evaluated Amount of Unsold Inventory	50,87,00,000

Place: Zirakpur
Date: 26.07.2022

For Brij Gupta and Co.
Chartered Accountants



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

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
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4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.



PLANNERS GROUP

ARCHITECTS+PLANNERS+DESIGNERS+ENGINEERS

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

Tel: 0172-2703917, 2703391

www.plannersgroup.net

mail@plannersgroup.net

ANNEXURE-9

ARCHITECT'S CERTIFICATE

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

Certificate No. _____

To,
M/s AMRAVATI ASSOCIATES PVT. LTD.
814(II) NAC Manimajra, Chandigarh

Subject:- Certificate of progress of work, Percentage of Completion of Development / Construction work in **AMRAVATI VALLEY** bearing Registration No **RERAHPSOP12180046** for withdrawal from the Separate Bank Account.

Sir,

I/We **Planners Group** have undertaken assignment as Architect for the professional architectural services for the above cited Project , coming up on Khasra No **161-156-157-159-219/148/3** at **HARIPUR, SOLAN, HIMACHAL PARDESH** admeasuring being developed by **M/s AMRAVATI ASSOCIATES PVT.Ltd.**

With respect to the aforesaid Real Estate Project, I certify that the percentage of work done, for the Development / Construction work of Real Estate Project **AMRAVATI VALLEY** is 2% as worked out in the Jun ending Quarterly Progress Report 2022 submitted vide Certificate No PG/621/22 dated 25.07.22 (copy enclosed).



Signature of Architect

Date: 25.07.2022
Place: Chandigarh

Name – Pankaj Malik
Address – Planners Group
SCO 4, Sector 17E, Chandigarh
License No. CA/96/20874
Mobile Number: 9888041000
Email ID – mail@plannersgroup.net



Hitesh Mishra
Civil Engineer

Ref. No.....

Date 26/7/2022

ANNEXURE-10

ENGINEER'S CERTIFICATE

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

Certificate No. 0470/22

To,
M/s AMRAVATI ASSOCIATES PVT. LTD.
814(II) NAC Manimajra, Chandigarh

Subject:- Certificate of estimated expenditure for Development/ Construction work in
AMRAVATI VALLEY bearing Registration No. **RERAHPSOP12180046** 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 161-156-
157-159-219/148/3 at **HARIPUR, SOLAN, HIMACHAL PARDESH**, being developed by M/s
AMRAVATI ASSOCIATES PVT.

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 **AMRAVATI VALLEY** is Rs **1,62,64,024.01/-** as worked out in the June
2022 ending Quarterly Progress Report submitted vide Certificate No 0469/22
dated 26..2022(copy enclosed).



Signature of Engineer

Name : Mr. Hitesh Mishra

Aadhar No : 638817817685

Pan No : BGDPM6136P

Mob No : 9988524656

Email id : hiteshmishra51@gmail.com

Address : #383 Gali No. 1,

Hargobind Avenue,

Majitha Road, Amritsar 143001

BRIJ GUPTA & CO.



Chartered Accountants

Head Office: H. No.:729-A (Basement), Near HUDA Offices, Sector-8, Panchkula – 134109 (Haryana).

Ph.: 0172-4654660, Mob. No.: 98887-68478 E-mail: cagauravgoyal27@gmail.com; bmg729@yahoo.com

ANNEXURE -11

CHARTERED ACCOUNTANT'S CERTIFICATE

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

To,
M/s AMRAVATI ASSOCIATES PVT. LTD.
814(II) NAC Manimajra, Chandigarh

Subject:- Certificate of estimated expenditure for Development/ Construction work in AMRAVATI VALLEY bearing Registration No. **RERAHPSOP12180046** for withdrawal from Separate Bank Account.

Sir,

We Brij Gupta and Co. are the Chartered Accountants for the professional accountancy services for the above cited Project, coming up on Khasra No **161-156-157-159-219/148/3 at HARIPUR, SOLAN, HIMACHAL PARDESH**, being developed by M/s AMRAVATI ASSOCIATES PVT. LTD.

With respect to the aforesaid Real Estate Project, I certify that the total expenditure/ cost incurred for the Development/ Construction work of Real Estate Project on the basis of information, records, documents and books of Accounts of the Promoter for AMRAVATI VALLEY is Rs 3,62,64,024/- as worked out in the beginning to June, 2022 ending Quarterly Progress Report submitted vide Certificate No 036 dated 26.07.2022 (copy enclosed).

Place: Zirakpur

Date: 26.07.2022

For Brij Gupta and Co.

Chartered Accountants



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

Our branches:-

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