



राजपत्र, हिमाचल प्रदेश

हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

वीरवार, 16 सितम्बर, 2021 / 25 भाद्रपद, 1943

हिमाचल प्रदेश सरकार

HIMACHAL PRADESH VIDHAN SABHA SECRETARIAT

NOTIFICATION

Shimla- 4, the 13th September, 2021

No. VS/Estt./6-62/81-II.—The Hon'ble Speaker, on the recommendations of the Departmental Promotion Committee, is pleased to order the promotion Smt. Neelam Verma,

REAL ESTATE REGULATORY AUTHORITY HIMACHAL PRADESH

NOTIFICATION

Shimla, the 16th September, 2021

No. HP/RERA-(A)-3-2/Regulations/2020/Vol-1/1158.—In exercise of the powers conferred by Section 85 of the Real Estate (Regulation and Development) Act, 2016 (Act No. 16 of 2016), read with the Himachal Pradesh Real Estate (Regulation and Development) Rules, 2017 and all other powers enabling it on that behalf, the Himachal Pradesh Real Estate Regulatory Authority, hereby make following regulation to amend the Himachal Pradesh Real Estate Regulatory

Authority (Periodical Progress Reports), Regulation No. 2 of 2020 notified *vide* Notification No. HP/RERA-(A)-3-2/ Regulations/2020/ Vol-1/553 dated 07-08-2020 and published in the Official Gazette of Himachal Pradesh on 14-08-2020, namely. —

1. Short title and commencement.—(1) This Regulation may be called the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress Reports), Amendment Regulation, No.1 of 2021.

(2) This Regulation shall come into force from the date of its publication in the Official Gazette of Himachal Pradesh.

2. Amendment in sub-regulation 3.—In clause (2) of sub-regulation (3) of the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress Reports) Regulation No. 2 of 2020 (hereinafter called as the said Regulation), for the words “fifteen days” the word “one month” shall be substituted;

3. Amendment in sub-regulation 6.—In clause (1) of sub-regulation (6) of the said Regulation, for the words “15th of the subsequent” the word “one” shall be substituted.

4. Amendment in Format of Quarterly Progress Report (QPR-1).—Serial number 12 of the Format QPR-1 shall be substituted as under, —

12.	VARIOUS ANNEXURES AND CERTIFICATES BY PROFESSIONALS TO BE SUBMITTED.		
12.1	Detailed Specifications for each prototype of plot, flat, cottage, shop/ commercial units etc.	Annexure- 1A to 1G and so on.	For new/first time Projects these Annexures will be submitted one time only i.e. at the time of submitting first QPR and need not to be submitted in next QPRs.
12.2	Typical performa of Agreement of Sale for each prototype of plot, flat, cottage, shop/ commercial units, “Form L” of HP RERA Rules, 2017.	Annexure 2	
12.3	Undertaking with Agreement for Sale	Annexure -3	
12.4	Inventory detail Schematic Sketches 1 to 9,	Annexure -4A	-
12.5	Development, construction and financial progress Schematic sketches 10 to 15.	Annexure -4B	-
12.6	Detailed Cost of Estimate	Annexure-5	For new/first time Projects this Annexure will be submitted one time only i.e. at the time of submitting first QPR and need not to be submitted in next QPRs.
12.7	Certificate by an Architect in practice to certify progress of construction work of the	Annexure -6 or Annexure -13	In case there was no physical progress at the site of the Real Estate Project during

	project at the end of the quarter, to be submitted to HP RERA.		the Quarter under report, then in place of Annexure(s) 6 & 7, an Undertaking as per Annexure 13 shall be submitted by the Promoter.
12.8	Certificate by an Engineer in practice to certify cumulative cost incurred upon construction work of the project at the end of the quarter, to be submitted to HP RERA.	Annexure -7 or Annexure -13	
12.9	Certificate by a Chartered Accountant in practice to certify withdrawal of money from separate Bank Account at the end of the quarter, to be submitted to HP RERA.	Annexure – 8 or Annexure -14	In case no withdrawals were made from the Bank Account, during the Quarter under report, then in place of Annexure 8, an Undertaking as per Annexures 14 shall be submitted by the Promoter.
12.10	Certificate by an Architect in practice to certify progress of construction work at the time of withdrawal of money from Separate Bank Account, to be submitted to the Bank.	Annexure - 9	-
12.11	Certificate by an Engineer in practice to certify cumulative cost incurred upon construction work of the project at time of withdrawal of money from Separate Bank Account, to be submitted to the Bank.	Annexure -10	-
12.12	Certificate by a Chartered Accountant in practice to certify withdrawal of money from Separate Bank Account at the end of the quarter, to be submitted to the Bank.	Annexure -11	-
12.13	Certificate by an Architect in practice to certify the completion of works, to be issued to the Authority after the completion plan of the project has been sanctioned by the competent authority, to be submitted to HP RERA.	Annexure -12	-
12.14	Undertaking to be given by the Promoter in case there was no physical progress at the site of Real Estate Project during the Quarter under report.	Annexure -13	-

12.15	Undertaking to be given by the Promoter in case there were no withdrawals from the Bank Account during the Quarter under report.	Annexure -14	-
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5. Insertion of Annexure -13 and Annexure 14 in Format of Quarterly Progress Report (QPR-1). —

After Annexure 12, following Annexure(s) shall be inserted in Format of Quarterly Progress Report (QPR-1). –

ANNEXURE-13

UNDERTAKING

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

Dated:

(Signature of Authorized Signatory)

Name.....

Registration No.....

Address.....

Mobile No.....

E-mail ID.....

ANNEXURE-14

UNDERTAKING

Certified that during the Quarter ending....., no withdrawals were made from the Bank Account in respect of Real Estate Project titled....., 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.....

Dated:

(Signature of Authorized Signatory)

Name.....

Registration No.....

Address.....

Mobile No.....

E-mail ID.....

6. Amendment in Architect's Certificate (Annexure-6) of Format of Quarterly Progress Report (QPR-1).—

In Annexure-6 of Format of Quarterly Progress Report (QPR-1) i.e. Architect's Certificate after Table-C, below Note, following para shall be inserted,—

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

7. Amendment in Engineer's Certificate (Annexure-7) of Format of Quarterly Progress Report (QPR-1).—

In Annexure-7 of Format of Quarterly Progress Report (QPR-1) i.e. Engineer's Certificate after Table-C of para 2, following para 3 shall be inserted,—

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

By order,
Sd/-
(Dr. SHRIKANT BALDI),
Chairperson.
