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THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Notification

The 5th December, 2018

The Haryana Real Estate Regulatory Authority, Gurugram (Quarterly Progress Report) Regulations, 2018

No. 12/RERA GGM Regulations 2018.— In exercise of the powers conferred on it under section 85 of the Real Estate (Regulation and Development) Act, 2016 and all others powers enabling it in that behalf, the Haryana Real Estate Regulatory Authority, Gurugram hereby makes the following regulations:

1. Short Title, Object, Commencement and Extent:

- (a) These regulations may be called the Haryana Real Estate Regulatory Authority, Gurugram (Quarterly Progress Report) Regulations, 2018.
- (b) These regulations are meant to establish procedure for filing quarterly compliance of the registered real estate projects by the promoters/developers as per section 11 of the Real Estate (Regulation and Development) Act, 2016 and rule 14 of the Haryana Real Estate (Regulation and Development) Rules, 2017 which provides for the setting up of physical and financial targets by the promoter within the period of registration and then quarterly progress report has to be filed so as to ensure that the progress in real estate project is as per the schedule undertaken by the promoter at the time of registration with the authority. The relevant information given in quarterly progress report is submitted in form QPR-1 and the same information is open for public viewing once it is uploaded on the website of the authority and the regulations also covers in its ambit all matters connected therewith or incidental thereto.
- (c) These regulations will come into force from the date of their publication in the official gazette.
- (d) The Haryana Real Estate Regulatory Authority Gurugram (Quarterly Progress Report) Regulations, 2018 shall apply to all registered projects falling within the jurisdiction of the Real Estate Regulatory Authority, Gurugram as notified by the Government of Haryana vide notification No. 1/92/2017-ITCP dated 14/12/2017, which comprises entire area of Gurugram district.

2. Definitions

- i “Act” means the Real Estate (Regulations and Development) Act, 2016 as amended from time to time;
- ii “Rules” means the Haryana Real Estate (Regulation and Development) Rules, 2017 as amended from time to time;

- iii “Regulations” means the Haryana Real Estate Regulatory Authority, Gurugram (Quarterly Progress Report) Regulations, 2018 as amended from time to time;
- iv “Authority” means the Haryana Real Estate Regulatory Authority, Gurugram
- v “Authority members” means the members of the Authority including the Hon’ble Chairperson;
- vi “Promoter” shall have the same meaning as is assigned to it under sub-section (zk) of Section 2 of the Act;
- vii “Real estate project” shall have the same meaning as is assigned to it under sub-section (zn) of section 2 of the Act
- viii “Quarterly progress report” means the report to be filled by the promoter furnishing the details of the progress in the real estate project in the relevant quarter to ensure that it is as per the progress report submitted at the time of registration.
- ix “Website” means the official website of the authority <https://haryanarera.gov.in> wherein a separate webpage shall be created for every real estate project and the details shall be furnished by the promoter/developer at the end of every quarter.
- x “RERA account” means the separate bank account offered by the banks under escrow account service to the customers to be maintained by the promoter in a scheduled bank as per section 4(2)(I)(D) of the act to cover the cost of construction and the land cost of the project.

3. **Furnishing of quarterly progress report by the promoter/developer**

- (a) This quarterly target is based upon the starting and end date of construction activities of every building, block or floor as chosen by the promoter. Financial target is based on estimates provided by promoter in Part-L of REP-1 regarding cost to be incurred & amount to be collected and deposited in dedicated RERA bank account opened for the real estate project which is mandatory as per section 11 of the Real Estate (Regulation and Development) Act, 2016 and rule 14 of the Haryana Real Estate (Regulations and Development) Rules, 2017. The actual financial costs and collections have to be mentioned against said targets in the quarterly progress reports. A separate webpage has been created for filing quarterly progress report and other related information at the end of every quarter of the financial year.
- (b) As per section 11 sub-section 1 the following details has to be filed by the promoter.

Functions and duties of promoter

The promoter shall, upon receiving his login Id and password under clause (a) of sub- section (1) or under sub-section (2) of section 5, as the case may be, create his webpage on the website of the authority and enter all details of the proposed project as provided under sub-section (2) of section 4, in all the fields as provided, for public viewing, including—

- (i) Details of the registration granted by the authority;
- (ii) Quarterly up-to-date the list of number and types of apartments or plots, as the case may be, booked;
- (iii) Quarterly up-to-date the list of number of garages booked;
- (iv) Quarterly up-to-date the list of approvals taken and the approvals which are pending subsequent to commencement certificate;
- (v) Quarterly up-to-date status of the project; and
- (vi) Such other information and documents as may be specified by the regulations made by the authority.”

4. **Details to be published on the website of the authority:**

By virtue of powers conferred under the relevant provisions of the Act and the rules made thereunder, the Haryana Real Estate Regulatory Authority, Gurugram has operationalized a web based online system for updates on quarterly progress of the real estate project. The details as per the rules are stated below.

As per Haryana Real Estate (Regulation and Development) Rules 2016:

The promoter shall upload the following updates on the webpage for the project, within fifteen days from the expiry of each quarter, namely:

- (i) list of number and types of apartments or plots, booked;
- (ii) list of number of garages/parking space booked;

- (iii) status of the project :-
 - (A) Status of construction of each building with photographs;
 - (B) Status of construction of internal infrastructure and common areas with photographs.
- (iv) Status of approvals:
 - (A) Approval received;
 - (B) Approvals applied for and expected date of such approvals as per Notification No. 7/31/2014-3AR dated 07.05.2015 of the Haryana Right to Service Act, 2014, (4 of 2014);
 - (C) Approvals to be applied and date planned for application;
 - (D) Modifications, amendment or revisions, if any, issued by the competent authority with regard to any license, permit or approval for the project.”

Till such time web based online system facilities on line filing of quarterly progress report the submission of QPR-1 shall be sufficient compliance of this regulation.

5. Format of Quarterly Progress Report

Annexure QPR – 1

6. Miscellaneous

- (a) The quarterly progress report shall have to be submitted in single hard copy to the authority along with soft copy.
- (b) The quarterly progress report shall reach before 15th of subsequent month after end of quarter.

DR. K. K. KHANDELWAL,
Chairman,
Haryana Real Estate Regulatory Authority, Gurugram.



HARERA
GURUGRAM

QUARTERLY PROGRESS REPORT



ON THE LETTER HEAD OF PROMOTER

From	To
	The Haryana Real Estate Regulatory Authority, Gurugram, New PWD Rest House, Civil lines, Gurugram - 122001

Subject: Quarterly progress report of the project

Name of the Project	
Report for quarter ending *	
RERA Registration No.	
Projected Date of Completion	
Name of License Holder	
Name of Collaborator	
Name of Developer	
DTCP License no.	
Validity of license upto	

(* Quarter ending means quarter ending on 31st March 2018, 30th June 2018, 30th Sept 2018, 31st Dec 2018

Sir,

Enclosed is Quarterly progress report of real estate project as mentioned above to be submitted to the Authority in compliance of section 11 of Real Estate (Regulation And Development) Act, 2016 read with Rule 14(1)(d). Index of the documents is as under.

S. N.	PARTICULARS	PAGE NO.
1.	Particulars of the project	4
2.	Financial progress	5
3.	Status of the project	6
4.	Withdrawal form escrow account	8
5.	Government dues payment details	8
6.	Certificates by professionals	8
7.	Detail of approvals received during the quarter	9
8.	Miscellaneous	9
9.	Annexures	10

Dated: ___ / ___ / _____

Signature of the authorized representative
Mobile No.
E-mail Id
For and on the behalf of the applicant/company

Affix seal of the applicant/company

Form QPR-I

1.	PARTICULARS OF THE PROJECT		
S. No.	Particular	Detail	
1.1	Name of the project/phase of the project registered		
1.2	Name of the promoter		
1.3	Location		
1.4	Total licensed area of the project		
1.5	Present phase registered (Phase no.)		
1.6	Area of phase registered		
1.7	Type of the project or phase of the project	Group housing colony	
		Residential plotted colony	
		Commercial project	
		Affordable housing colony	
1.8	Start date of the project/phase of the project		
1.9	Validity of registration certificate	Valid from	Valid upto
1.10	Quarter for which information is provided	Quarter ending (tick mark)	
		31st MAR 2018	
		30th JUN 2018	
		30th SEPT 2018	
		31st DEC 2018	

2.	FINANCIAL PROGRESS	
S. No.	Particulars	Amount (in Lakhs)
2.1	Total estimated cost of the project	
2.2	Expenditure to be incurred upto the quarter ending as per the projections mentioned at the time of registration	
2.3	(i) Actual expenditure incurred till end of quarter under reference	
	(ii) Expenditure of total estimated cost in %	%

		Expenditure incurred upto the start of quarter	Expenditure incurred upto the end of quarter	Balance
	Cost of the land (if included in the estimated cost)			
	Estimated cost of construction of apartments/commercial area			
	Estimated cost of infrastructure and other structures/community facilities			
	Other costs including EDC, IDC, Taxes, Levies etc.			
	TOTAL			
	Whether the project is on schedule as per the actual expenditure.			
	(i) Specify the reason if not as per schedule			
	(ii) Mention details on how to overcome the backlog			

3.	STATUS OF THE PROJECT			
3.1	Status of physical progress			
Details of towers in case of group housing				
	Type of tower/ tower no.	% of completion	Likely completion date	Remarks
	Tower 1			
	Tower 2			
	Tower 3*			
Details of plotted development				
	Block wise details	% of completion	Likely completion date	Remarks
	Block 1			
	Block 2*			
(Blocks be marked on layout plan)				
Details of Commercial				
	Type of shops	% of completion	Likely completion date	Remarks
	*			

3.2	Status of infrastructure development			
Components		% of completion	Likely completion date	Remarks
A-Services				
i.	Roads and Pavements			
ii.	Parking			
iii.	Water Supply			
iv.	Sewerage			
v.	Electrification			
vi.	Storm Water drainage			
vii.	Parks and Play grounds			
viii.	Street Light			
ix.	Renewable energy system			
x.	Security and Fire fighting services			
xi.	STP			
xii.	Underground tank			
xiii.	Rain water harvesting			
xiv.	Electrical sub station			
*B1 – Community building to be transferred to RWA				
xv.	Community centre			
xvi.	Others			
*B2 – Community building to be sold to third party or to be retained by promoter				
xvii.	Schools			
xviii.	Club house			
xix.	Hospital and dispensary			
xx.	Shopping area			
xxi.	Others			

Note.— 1. (*) Items of B1 and B2 can be interchanged depending on requirement.

2. Kindly submit PERT-Chart and site photographs for the physical status of construction.

4.	WITHDRAWAL FROM THE PROJECT ACCOUNT (separately opened for 70% of amount realised from allottees)	
4.1	Name of the project account	
4.2	Project account No.	
4.3	Amount at the start of the quarter	
4.4	Amount received during the quarter	
4.5	Expenditure during the quarter	
4.6	Net amount at the end of the quarter	
4.7	TOTAL AMOUNT	

5.	GOVERNMENT DUES PAYMENT DETAILS					
		Total payable	Payable upto end of the quarter	Paid upto end of the quarter	Backlog if any at the end of the quarter	Balance to be paid
5.1	External Development Works					
5.2	Infrastructure charges					
5.3	Total					

6.	CERTIFICATES BY PROFESSIONALS TO BE SUBMITTED	
6.1	Certificate by an Architect in practice to certify progress of construction work of the project at the end of the quarter.	(Annexure 6-A)
6.2	Certificate by an Engineer in practice to certify cumulative cost incurred upon construction work of the project at the end of the quarter	(Annexure 6-B)
6.3	Certificate by a Chartered Accountant in practice to certify withdrawal of money from separate RERA account at the end of the quarter.	(Annexure -6-C)

7.	DETAIL OF APPROVALS				
S.No.	Approval to be				

Note.— Annexure as per REP I part G. If the project is to be developed in phases, then attach an authenticated copy of approvals for each phase separately.

Note.— Copy of approvals to be submitted along with first quarterly progress report of the project if such approvals have not been submitted at the time of registration

8.	MISCELLANEOUS							
8.1	List of Channel Partners							
	Channel partner name				HARERA registration no.			
i.	*							
8.2	List of legal cases (if any)							
	Project		Name of Parties/Case No.		Issue involved		Next date and its status	
i.	*							
8.3	Sale report during the quarter							
	Sr No.	Unit No.	Carpet Area	Date of booking	Sale value	Collection	Balance	Payer name
	*							
8.4	Latest marketing collateral					Annexure 8-A		
8.5	Copy of latest advertisement details					Annexure 8-B		

Note.— (*) Extend as per required

ANNEXURE 6-A
ARCHITECT'S CERTIFICATE
On the letter head of the architect firm
To whom so ever it may concern

REPORT FOR QUARTER ENDING	
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Subject: Certificate of progress of construction work:

Sr. No.	Particulars	Information
i.	Project/Phase of the project	
ii.	Location	
iii.	Area in acres	
vi.	HARERA Registration No.	
v.	Name of Licensee	
vi.	Name of Collaborator	
vii.	Name of Developer	

Sir,

1. I/ We have undertaken assignment as architect for certifying progress of construction work in the above mentioned project as per the approved plans.

i.	Date of certifying of percentage of construction work/ site inspection	
ii.	Name of Architect/Architect's firm	
iii.	Date of site inspection	

2. Following technical professionals are appointed by Promoter: - (as applicable)

Sr.No.	Consultants	Name
i.	Site Engineer	
ii.	Structural Consultant	
iii.	Proof Consultant	
vi.	MEP Consultant	
v.	Site supervisor/incharge	

3. I certify that as on the date, the percentage of work done in the project for each of the building/tower of the real estate project/phase of the project under HARERA is as per table A and table B given herein below. The percentage of the work executed with respect to each of the activity of the entire project/phase is detailed in table A and B.

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) with stamp of Architect

Council of Architects (CoA) Registration No. CA/ _____ / _____

Council of Architects (CoA) Registration valid till (Date) _____

Table – A

Building/Tower no. _____ (to be prepared separately for each building/tower in the project/phase of the project)

Cumulative progress of the project/phase at the end of the quarter.

Sr. No.	Tasks/Activity	Description of work done		Percentage of total proposed work	
A1	SUB- STRUCTURE STATUS				
1.	Excavation				
2.	Laying of foundation				
	i. Raft				
	ii. Pile				
3.	Number of basement(s)				
	i. Basement level 1				
	ii. Basement level 2*				
4.	Waterproofing of the above sub- structure (wherever applicable)				
A2	SUPER- STRUCTURE STATUS				
5.	Total floors in the tower/building				
6.	Total area on each floor				
7.	Stilt Floor/ Ground Floor				
8.	Status of laying of slabs floor wise				
	Cumulative number of slabs in the building/tower..... laid by end of quarter				
9.	Status of construction				
	i. Walls on floors				
	ii. Staircase				
	iii. Lift wells along with water proofing				
	iv. Lift lobbies /common areas floor wise				
10.	Fixing of door and window frames in flats/units				
11.	Status of MEP	Internal (within Flat)	External works	Internal (within Flat)	External works
	i. Mechanical works				
	ii. Electrical works including wiring				
	iii. Plumbing works				

12.	Status of wall finishing (plaster/paint/ whitewashing/coating)		
	i. External		
	ii. Internal		
13.	Status of wall tiling		
	i. In bathroom		
	ii. In Kitchen		
14.	Status of flooring		
	i. Common areas		
	ii. Units/flats		
15.	Status of other civil works		
	i. Staircase with railing		
	ii. Lift wells		
	iii. Lift lobbies /common areas floor wise		
16.	Status of Installation		
	(Within flat/unit)		
	i. Doors and windows panels		
	ii. Sanitary Fixtures		
	iii. Modular Kitchen		
	iv. Electrical fittings/Lighting		
	v. Gas piping (if any)		
	(Other than flat/units)		
	vi. Lifts installation		
	vii. Overhead tanks		
	viii. Underground water tank		
	ix. Firefighting fittings and equipment's as per CFO NOC		
x. Electrical fittings in common areas			
xi. Compliance to conditions of environment /CRZ NOC			
17.	Waterproofing of terraces		
18.	Entrance lobby finishing		
19.	Status of construction of Compound wall		

Note.— (*) Extend rows as per requirement

Table – B

Sr. No.	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage Work Done	Remarks
	B-1 Services			
1.	Internal roads & pavements			
2.	Parking			
	Covered no_____			
	Open no_____			
3.	Water supply			
4.	Sewerage (Chamber, Lines, Septic Tank, STP)			
5.	Storm water drains			
6.	Landscaping & tree plantation			
7.	Parks and playgrounds			
	Fixing of children play equipment's			
	Benches			
8.	Shopping Area			
9.	Street Lighting/Electrification			
10.	Treatment and disposal of sewage and sullage water/STP			
11.	Solid Waste Management & disposal			
12.	Water Conservation, Rain Water Harvesting, Percolating Well/Pit			
13.	Energy management (Solar)			
14.	Fire Protection and Fire Safety Requirements			
15.	Electrical meter room, Sub-Station, Receiving station			
16.	Other (option to add more)			
B-2	Community building to be transferred to RWA			
17.	Community centre			
18.	Others			

B-3	Community buildings not to be transferred to RWA/Competent Authority			
19.	Schools			
20.	Dispensary			
21.	Club			
22.	Others			
B-4	Services /facilities to be transferred to the Competent Authority			
23.	*			

Note.— (*) Extend as per requirement

ANNEXURE 6-B
ENGINEER'S CERTIFICATE
On the letter head of the engineer firm
To whom so ever it may concern

REPORT FOR QUARTER ENDING	
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Subject: Certificate of cumulative cost incurred upon construction work of the project at the end of the quarter:

Sr. No.	Particulars	Information
i.	Project/Phase of the project	
ii.	Location	
iii.	Area in acres	
iv.	HARERA Registration No.	
v.	Name of Licensee	
vi.	Name of Collaborator	
vii.	Name of Developer	

Sir,

1. I/ We have undertaken assignment as Engineer for certifying percentage of completion of construction work of the above mentioned project as per the approved plans and approved structural drawings duly vetted by the Proof Consultant.

i.	Date of certifying of percentage of construction work/ site inspection	
ii.	Name of engineering firm/individual	
iii.	Date of site inspection	

2. Following technical professionals are appointed by Promoter: - (as applicable)

Sr. No.	Consultants	Name
i.	Site Engineer	
ii.	Structural Consultant	
iii.	Proof Consultant	
iv.	MEP Consultant	
v.	Quantity surveyor	

3. We have estimated the cost of the completion of project / phase for which occupation certificate/ completion certificate is to be obtained by the promoter for the civil, MEP and allied works, of the building(s) of the project. Our estimated cost calculations are based on the structural drawing/plans made available to us for the project under reference by the developer and consultants and the schedule of items and quantity for the entire work as calculated by the quantity surveyor appointed by the developer/engineer and the site inspection carried out by us.

4.

i.	Total estimated cost for completion of the building(s) in the aforesaid project under reference	(Total of table A and B)
ii.	Estimated cost incurred till date (based on site inspection)	
iii.	The balance cost of completion of the civil work/ MEP and allied works of the building(s) of the project for obtaining occupation certificate/completion certificate from Department of Town & Country Planning, Haryana	

5. The estimated total cost of project is with reference to the civil work/MEP and allied works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building(s) from the competent authority under whose jurisdiction the aforesaid project is being implemented.
6. The amount of estimated cost incurred so far has been calculated on the basis of amount of total estimated cost.
7. I certify that the cost of the civil work/ MEP and allied work for the aforesaid project as completed on the date of this certificate is as given in table A and B below.

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) with stamp of engineering firm/individual

Local Authority License No. _____

Local Authority License No. valid till (Date) _____

TABLE – A

Building/Tower no. _____ or called _____

(to be prepared separately for each building/tower of the real estate project/phase of the project)

Sr. No.	Particulars	Amount (Rs. in lacs)
1.	Total estimated cost of the building/tower as per registration no _____ comes to	
2.	Total expenditure on the project/phase	
3.	Percentage of work done with reference to total estimated cost	
4.	Balance estimate cost to be incurred on the project	
5.	Cost incurred on additional/ extra items as on _____ not included in the estimated cost (Table – C)	

TABLE – B

Internal & External development works in respect of the entire project/phase of the project

Sr. No.	Particulars	Amounts (in Rs.)	
		External Development works	Internal development works
1.	Total estimated cost of development works including amenities and facilities in the project/phase as per the approved layout plan as on _____ date		
2.	Expenditure incurred as on _____		
3.	Work done in percentage (as percentage of the total estimated cost)		
4.	Balance cost to be incurred (based on estimated cost)		
5.	Cost incurred on additional/extra items as on _____ not included in the estimated cost (Table – C)		

Table –C

Sr no.	List of extra/additional items executed with cost. (Which were not part of the original estimate of total cost)	
	Particulars	Amount
1.	*	

Note.— (*)Extend as per requirement

*Note

1. The scope of work is to complete entire real estate project as per drawings approved from time to time so as to obtain occupation certificate/completion certificate.
2. (*) Quantity survey can be done by office of engineer or can be done by an independent quantity surveyor, whose certificate of quantity calculated can be relied upon by the engineer. In case of independent quantity surveyor being appointed by promoter, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of engineer, the name of the person in the office of engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the real estate project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

ANNEXURE 6-C
CHARTERED ACCOUNTANTS CERTIFICATE
(On Letter Head)

To whom so ever it may concern

REPORT FOR QUARTER ENDING	
----------------------------------	--

Subject: Certificate for withdrawal of money from separate RERA account at the end of the quarter:

Sr. No.	Par Particulars	Info Information
1.	Project/Phase of the project	
2.	Location	
3.	Area in acres	
4.	HARERA Registration No.	
5.	Name of Licensee	
6.	Name of Collaborator	
7.	Name of Developer	
8.	Cost of real estate project	

Sir,

1. I/ We have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter of the above mentioned project.

1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	
2.	Name of chartered accountant firm/ individual	

2. I certify withdrawal of money from separate RERA account at the end of the quarter for the aforesaid project as completed on the date of this certificate is as given in table A and B below.

Yours Faithfully,

Name and Signature of Chartered Accountant with Stamp

For (Name of CA Firm)

Partner / Proprietor

(Membership Number.....)

Table -A

Sr. No.	Particulars	Amount (in Rs.)	
		Estimated (Column - A)	Incurred & Paid (Column - B)
1.	(I) Land Cost: Cost of land or development rights (as per collaboration agreement), lease premium, lease rent and legal cost		
	Total land cost		
	(II)Development Cost/Cost of Construction:	Estimated (Column -A)	Incurred & Paid (Column -B)
	a. (i) Estimated Cost of Construction as certified by Engineer (Column - A)		
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority(Column-A)		
	(iii) Actual Cost of Construction incurred and paid as per the RERA Bank Account/ books of accounts as verified by the CA (column - B)		
	(iv) Actual cost of internal services /community facilities paid from RERA bank account/books of accounts as verified by the CA(Column-B) Note. — (for adding to total cost of construction incurred, Minimum of (i)+(ii) or (iii)+(iv) is to be considered)		
	(v) On-site overhead expenditure for development of project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant's fees, site overheads, cost of machineries and equipment including its hire and maintenance costs, consumables etc.		
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)		
	c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction		
	Total development cost		
2.	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column -A		
3.	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column – B		

4.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	%
5.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	%
6.	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid	(sr. number 2 x sr. number 5)
7.	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement	
8.	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.	

Table- B**Details of RERA Bank Account:**

Bank Name	
Branch Name	
Account No.	
IFSC Code	
Opening Balance (as on _____)	
Deposits during the period	
Withdrawals during the period	
Closing Balance (as on _____)	

3. This certificate is being issued as per the requirement of compliance in accordance with Real Estate (Regulation and Development) Act/Rules by the company 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) _____.
4. Further to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/development, land cost and statutory dues/ charges. All statutory approvals as applicable on promoter are also valid on date.

Yours Faithfully,

Name and Signature of Chartered Accountant with Stamp

For (Name of CA Firm)

Partner / Proprietor

(Membership Number.....)

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No.	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the real estate project	(Difference of total estimated project cost less cost incurred)
2.	Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by chartered accountant based upon verification of books of accounts)	
3.	i. (i) Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	
4.	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	
5.	Estimated receivables of ongoing project. Sum of (2 + 3)- (ii)	
6.	Amount to be deposited in separate RERA Bank Account – 70% or 100% (If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in RERA Bank Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.)	

This certificate is being issued as per the requirement of compliance in accordance with RERA Acts/rules by the Company 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) _____.

Yours Faithfully,

Name and Signature of Chartered Accountant with Stamp

For (Name of CA Firm)

Partner / Proprietor

(Membership Number)

Annexure-A

Statement for calculation of Receivables from the Sales of the ongoing real estate project:

Booked Inventory**In case of plotted colony**

Sr. No.	Block No.	No. of Flats / Apartments / units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda / covered car parking (Sq. Mts.)	Total unit consideration amount as per Agreement / letter of allotment	Received Amount up to end of reporting period	Balance Amount as on end of reporting period
	*						

In case of group housing colony

Sr. No.	Tower No.	No. of Flats / Apartments / units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda / covered car parking (Sq. Mts.)	Total unit consideration amount as per Agreement / letter of allotment	Received Amount up to end of reporting period	Balance Amount as on end of reporting period
	*						

In case of commercial building

Sr. No.	Commercial Tower/Block	No. of Flats / Apartments / units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda / covered car parking (Sq. Mts.)	Total unit consideration amount as per Agreement / letter of allotment	Received Amount up to end of reporting period	Balance Amount as on end of reporting period
	*						

Unsold Inventory Valuation

Of the Residential/commercial premises Rs. _____ per sm.

Sr. No.	Tower/Block	No. of Flats / Apartments / units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda / covered car parking (Sq. Mts.)	Estimated amount of sale proceeds
	*				

Note.— (*)Extend as per requirement

LIST OF ANNEXURES

Sr. No.	Annexure No.	Documents	Page No.
1.	Annexure 3	Project site photographs	
2.	Annexure 6-A	Certificate by an Architect	
3.	Annexure 6-B	Certificate by an Engineer	
4.	Annexure 6-C	Certificate by a Chartered Accountant	
5.	Annexure 7	Note *	
6.	8-A	Latest marketing collateral	
7.	8-B	Copy of latest advertisement details	

Note.— (*) Copy of approvals to be submitted along with first quarterly progress report of the project if such approvals have not been submitted at the time of registration.