



Haryana Government Gazette

EXTRAORDINARY

Published by Authority

© Govt. of Haryana

No. 83-2019/Ext.] CHANDIGARH, TUESDAY, MAY 21, 2019 (VAISAKHA 31, 1941 SAKA)

To be substituted bearing same date & same number.

THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Notification

The 21st May, 2019

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

No. 12/RERA GGM Regulations 2018.—

The 5th December, 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 shall supersede the Haryana Real Estate Regulatory Authority, Gurugram (Quarterly Progress Report) Regulations, 2018 earlier notified in the Haryana Government gazette. In the earlier regulations no provision has been made for project marketing details as well as detail of amount withdrawal from separate RERA account during the quarter. Accordingly, now to include the provision for project marketing details as well as detail of amount withdrawal from separate RERA account during the quarter these regulations have been framed with some other minor revisions also. Earlier no provision has been made for evaluating quarterly estimated sources of funds for the project as well as status of net cash flow at the end of quarter, which is now included in this revised Quarterly Progress Report. The revised Quarterly Progress Report also includes schedule of physical progress at the end of quarter plot wise, apartment wise or tower wise wherein evaluation will be done on the basis of estimated physical progress, actual progress and variance at the end quarter. Similarly, schedule of physical progress of infrastructure and services will also be evaluated at the end of quarter.
- (c) 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. 1/92/2017-1TCP 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)(1)(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 as mentioned in Part-I of DPI. Financial target is based on estimates provided by promoter in Part-H of DPI 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.

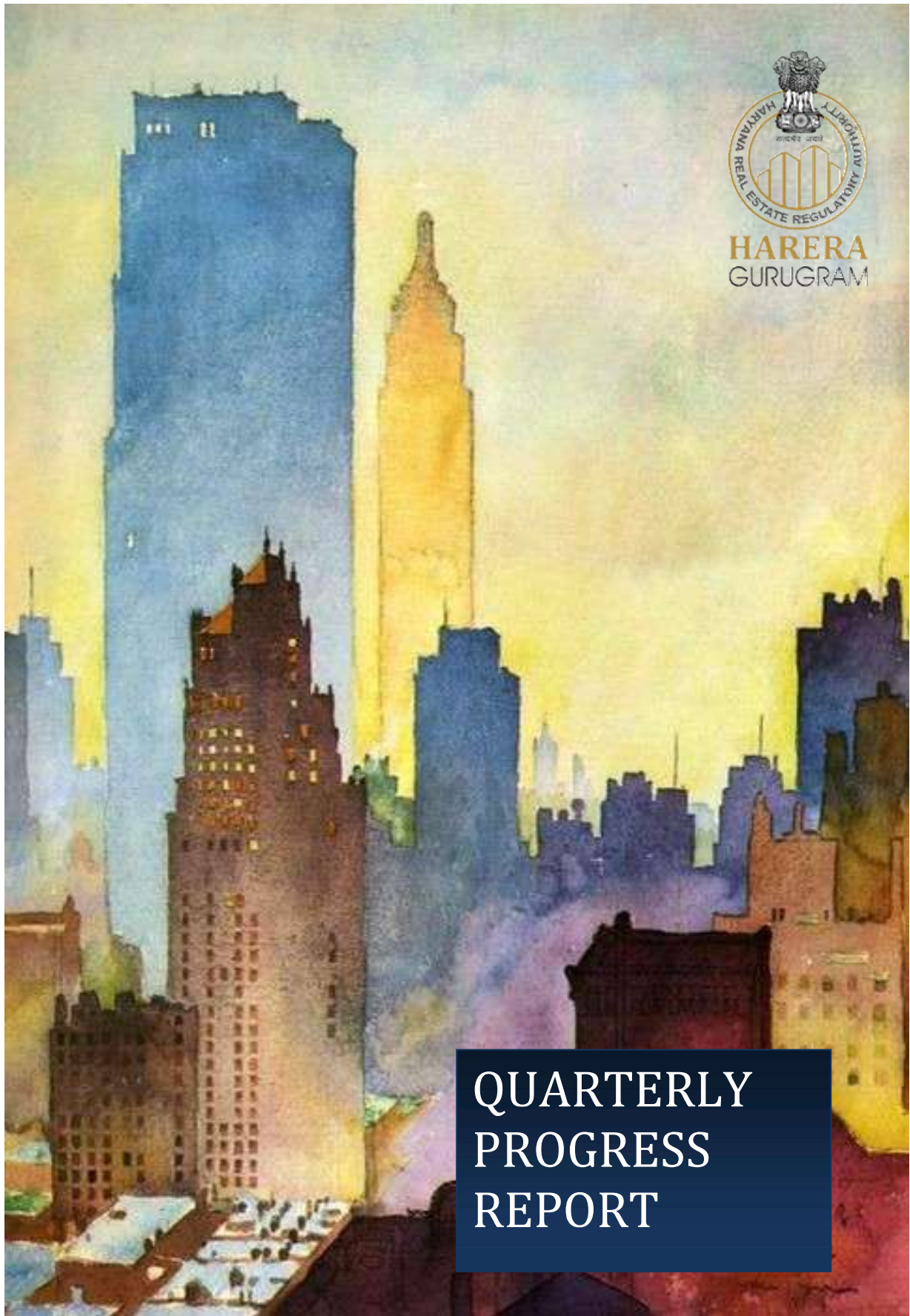
5. Format of Quarterly Progress Report

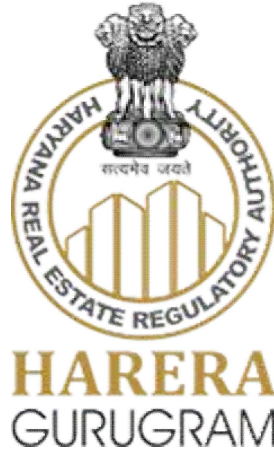
Annexure QPR – 1

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.





QUARTERLY PROGRESS REPORT (QPR-1)

NAME OF THE PROJECT/ PHASE
REPORT FOR QUARTER ENDING
REGISTRATION NO.
PROJECTED DATE OF COMPLETION
NAME OF THE PROMOTER

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

Subject: Application for Quarterly progress report of project

1. Project name:
2. Location of Project:

Sir,

Enclosed is an application for Quarterly progress report of real estate project as mentioned above for consideration of the Authority. Index of the documents is enclosed.

S.No.	PART	PARTICULARS	PAGE NO.
1.	A	Physical progress	6
2.	B	Financial progress	9
3.	C	Miscellaneous	11

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		
	Sr. No.	Particular	Detail
	1.	Name of the project/phase of the project registered	
	2.	Web address of the project	
	3.	Location	
	4.	Total licensed area of the project	
	5.	Present phase registered (Phase no.)	
	6.	Area of phase registered	
	7.	No. of units in the project/ phase	
	8.	Type of Project or phase of the project	
	9.	Start date of the project/phase of the project	
	10.	Validity of registration certificate	Valid from
			Valid upto
	11.	Quarter for which information is provided (quarter ending on)	

PART – A – PHYSICAL PROGRESS						
1.	Schedule of physical progress at the end of the quarter plot wise (in case of plotted colony)					
Block No.	No. of plots	Tentative completion date of services	Estimated no. of plots for which laying down of services complete at the end of the quarter	Actual no. of plots for which laying down of services complete at the end of the quarter	Variance	Remarks
Block 1						
Block 2						
Block 3						
Block 4						
Block 5						
Total plots						
2.	Schedule of physical progress at the end of the quarter apartment/ unit wise (in case of group housing and commercial)					
Tower No.	No. of units	Tentative completion date	Estimated no. of units/ apartments complete in all respect ready for applying OC at the end of the quarter	Actual no. of units/ apartments complete in all respect ready for applying OC at the end of the quarter	Variance	Remarks
Tower 1						
Tower 2						
Tower 3						
Tower 4						
Tower 5						
Total units						

3. Schedule of physical progress stage wise at the end of the quarter for each tower (in case of group housing and commercial)					
Sr. No.	Particulars	Estimated physical progress %	Actual physical progress %	Variance	Remarks
1.	Sub structure (inclusive of excavation, foundation, basements, water proofing, etc.)				
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)				
3.	MEP				
(i)	Mechanical (lifts, ventilation, etc.)				
(ii)	Electrical (conduiting, wiring, fixtures, etc.)				
(iii)	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)				
4.	Finishing				
(i)	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)				
(ii)	External (plaster, painting, facade, etc.)				
4. Schedule of physical progress of infrastructure and services at the end of the quarter					
Sr. No.	Particulars	Estimated physical progress %	Actual physical progress %	Variance	Remarks
Infrastructure					
Services					
1.	Roads and Pavements				
2.	Parking				
3.	Water Supply				

4. Schedule of physical progress of infrastructure and services at the end of the quarter					
Sr. No.	Particulars	Estimated physical progress %	Actual physical progress %	Variance	Remarks
Infrastructure					
Services					
4.	Sewerage				
5.	Electrification				
6.	Storm Water drainage				
7.	Parks and Play grounds				
8.	Street Light				
9.	Renewable energy system				
10.	Security and Firefighting services				
11.	STP				
12.	Underground tank				
13.	Rain water harvesting				
14.	Electrical sub station				
Community building to be transferred to RWA					
15.	Community centre				
Community sites to be sold to third party or to be retained by promoter or to be transferred to competent authority					
16.	Schools				
17.	Club house				
18.	Hospital and dispensary				
19.	Shopping area				
20.	Others				

PART – B – FINANCIAL PROGRESS

1. Quarterly estimated expenditure at the end of the quarter [INR (in lacs)]					
Sr. No	Description	Estimated	Actual	Variance	Remarks
1.	Land cost expenditure				
2.	External development charges				
3.	Infrastructure development charges				
4.	Internal development works				
5.	Cost of construction				
6.	Cost of construction of community facilities				
7.	Others cost				
8.	Expenditure during the quarter (1+2+3+4+5+6+7)				
9.	Total expenditure upto end of previous quarter				
10.	Cumulative cost at the end of the quarter (8+9)				
11.	Total estimated project cost				
12.	% of financial progress $\frac{10}{11} \times 100$				

2.	Quarterly estimated sources of funds for the project at the end of the quarter [INR (in lacs)]				
Sr. No.	Description	Estimated	Actual	Variance	Remarks
1.	Sale proceeds				
2.	Temporarily funding /loan disbursement from other sources				
3.	Loans disbursement from Banks & Financial Institutions				
4.	Others (Equity etc.)				
5.	Total estimated available funds during the quarter				
6.	Cumulative availability of funds				
3.	Net cash flow status at the end of the quarter [INR (in lacs)]				
Sr. No	Description	Estimated	Actual	Variance	Remarks
1.	Total expenditure during the quarter				
2.	Total fund availability during the quarter				
3.	Net cash flow during the quarter				
4.	Cumulative cash flow till end of the quarter				

2.	Details of advertisements issued during the quarter			
	Sr. No.	Name of the paper	Edition	Date of publication
	1.			
	2.			
	3.			
	4.			
	5.			
	6.			
	7.			
	8.			
	9.			
	10.			

3.	List of legal cases (if any)			
Sr. No.	Project	Name of Parties/ Case No.	Issue involved	Next date and its status
	*			

5.	Marketing Details						
5.1	Details of plots in case of Plotted Residential Colony and Plotted Industrial Colony upto the date of applying for extension of registration period						
	Block No.	Plot type	Plot size	No. of units	No. of sold plots	No. of unsold plots	Total sale value
5.2	Details of Apartments for Group Housing, Commercial and Cyber Park/IT upto the date of applying for extension of registration period						
	Tower No./ Name	Type of apartment	Carpet area (in sq. mts)	No. of apartments	No. of sold units	No. of unsold units	Total sale value
5.3	Details of Shopping Area upto the date of applying for extension of registration period						
	Type	Carpet area (in sq. mts)	No. of sold units	No. of unsold units	Total sale value		
5.4	Parking details of the project upto the date of applying for extension of registration period						
	Type of parking	No. of units	No. of sold units	No. of unsold units	Total sale value	% of completion	Likely completion date
	Underground parking						
	Stilt parking						
	Covered parking						
	Open parking						
	Independent garages						

6.	Details of approvals during the quarter				
6.1	Approval received during the quarter				
	Sr. No.	Nature of approval	Approving authority	Date of approval	Validity
6.2	Approvals expired during the quarter				
	Sr. No.	Nature of approval	Approving authority	Date of expiry	Details of renewable application submitted
6.3	Approvals applied during the quarter				
	Sr. No.	Nature of approval	Approving authority	Date of submission of application for approval	

7.	Collection report during the quarter		
	Sr. No.	Description	Amount (in lacs.)
	7.1	Amount collected against sales made during the quarter as per sales report	
	7.2	Instalments collected against sales made during previous period	
	7.3	Total collections during the quarter	
	7.4	70% of total collections to be deposited in RERA bank account	
	7.5	Amount deposited in RERA bank account during the quarter	
	7.6	Is there any discrepancy between 6.4 and 6.5	
8.	Withdrawal report during the quarter		
	8.1	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid i.e. Total authorised withdrawal up till now	
	8.2	Withdrawal during the quarter (Withdrawal during the quarter as per CA certificate (Rs. in Lacs)	
	8.3	Balance at the end of the quarter (Rs. in Lacs)	
	8.4	Total withdrawal at the start of the quarter (Rs. in Lacs)	
	8.5	Total withdrawal upto end of the quarter	
	8.6	Total withdrawal as % of total project cost	

9. Government dues payment details					
Sr. No.	Dues	Total payable (Rs in crores)	Payable upto end of the quarter (Rs in crores)	Paid upto end of the quarter (Rs in crores)	Balance payable at the end of the quarter (Rs in crores)
1.	External development works				
2.	Infrastructure development charges				
Total					

LIST OF ANNEXURES

Sr. No.	Annexure No.	Documents	Page no.
1.	A1	Project site photographs	
5.	A2	Note *	
6.	A3	Latest marketing collateral	
7.	A4	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.



WITHDRAWAL FROM SEPARATE RERA ACCOUNT

WITHDRAWAL FROM SEPARATE RERA ACCOUNT – QUARTERLY PROGRESS REPORT FOR QUARTER ENDING		
1.	Details of withdrawal from separate bank account (SEPARATE RERA ACCOUNT)	
1.1	Name of the project/phase	
1.2	Report of quarter ending	
1.3	Registration No.	
1.4	Project date of completion	
1.5	Name of the promoter	
1.6	Separate RERA Account No.	
1.7	Amount at the start of the quarter (Rs. in Lacs)	
1.8	Amount added during the quarter (Rs. in Lacs) (Amount deposited through sale proceeds being 70% of total collections during the quarter) (Rs. in Lacs)	
1.9	Withdrawal during the quarter (Withdrawal during the quarter as per CA certificate (Rs. in Lacs)	
1.10	Balance at the end of the quarter (Rs. in Lacs)	
1.11	Total withdrawal at the start of the quarter (Rs. in Lacs)	
1.12	Total withdrawal upto end of the quarter	
1.13	Total withdrawal as % of total project cost	
1.14	% completion of project i.e. construction + infrastructure (as per Architect certificate)	
1.15	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid i.e. Total authorised withdrawal up till now	
1.16	Net authorised withdrawn from the separate RERA bank account as on now i.e. at the end of the quarter (as per CA certificate)	

1.	CERTIFICATES BY PROFESSIONALS TO BE SUBMITTED		
	Sr. No.	Particulars	Till end of quarter
	(i)	Certificate by an Architect in practice that the withdrawal is in proportion to the percentage of completion of the project	Annexure A
	(ii)	Certificate by an Engineer in practice that the withdrawal is in proportion to the percentage of completion of the project	Annexure B
	(iii)	Certificate by a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of the project	Annexure C
2.	Observation for delay in project & resolution plan		

Architect's Certificate *		
Report for quarter ending		
Subject		Certificate of progress of construction work
1.	I/We have undertaken assignment as architect for certifying progress of construction work in the below mentioned project as per the approved plans	
	Sr. No.	Particulars
	1.	Project/Phase of the project
	2.	Location
	3.	Licensed area in acres
	4.	Area for registration in acres
	5.	HARERA registration no.
	6.	Name of licensee
	7.	Name of collaborator
8.	Name of developer	
2.	Details related to inspection are as under	
	1.	Date of certifying of percentage of construction work/ site inspection
	2.	Name of Architect/ Architect's firm
	3.	Date of site inspection

* On the letter head of the architect firm

3.	Following technical professionals are appointed by promoter: - (as applicable)	
	Sr. No.	Consultants
	1.	Site engineer
	2.	Structural consultant
	3.	Proof consultant
	4.	MEP consultant
5.	Site supervisor/incharge	
4.	I certify that the work has been executed as per approved drawings, statutory/ mandatory approvals, Haryana Building Code, 2017/ National Building Code (wherever applicable) and the material used in the construction, infrastructure works and internal development works are as per the projected standard as envisaged in the registration and brochure, publication material and other documents shared with the buyers in this regard.	
5.	I also 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 table B.	

Date :

Yours faithfully,

Place :

Signature & name (in block letters) with
stamp of architectCouncil of architects (CoA) :
registration no.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)				
A1	Cumulative progress of the project/phase at the end of the quarter.			
Sr. No.	Project components	Work done value during the quarter	Cumulative work done value till date	Percentage of work done to the total proposed work
1.	Sub structure (inclusive of excavation, foundation, basements, water proofing, etc.)			
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)			
3.	MEP			
3.1	Mechanical (lifts, ventilation, etc.)			
3.2	Electrical (conduiting, wiring, fixtures, etc.)			
3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)			
4.	Finishing			
4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)			
4.2	External (plaster, painting, facade, etc.)			

Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	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)					
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 plastering					
	(i)	External plaster				
	(ii)	Internal plaster				
13.	Status of wall tiling					
	(i)	In bathroom				
	(ii)	In kitchen				
14.	Status of flooring					
	(i)	Common areas				
	(ii)	Units/ flats				

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
15.	Status of white washing			
	(i)	Internal walls		
	(ii)	External walls		
16.	Status of finishing			
	(i)	Staircase with railing		
	(ii)	Lift wells		
	(iii)	Lift lobbies/ common areas floor wise		
17.	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 fitting and equipment's as per CFO NOC		
(x)	Electrical fittings in common areas			
(xi)	Compliance to conditions of environment/ CRZ NOC			
18.	Waterproofing of terraces			
19.	Entrance lobby finishing			
20.	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 of work done	remarks
B-1	Services			
1.	Internal roads & pavements			
2.	Parking			
	Covered no.			
	Open no.			
3.	Water supply			
4.	Sewerage (chamber, lines, septic tanks, 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 competent authority			
23.	*			

Note: (*) extend as per requirement

Annexure B

Engineer's Certificate²		
Report for quarter ending		
Subject		Certificate of percentage of completion of construction work of the project at the end of the quarter:
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.	
Sr. No.	Particulars	Information
1.	Project/phase of the project	
2.	Location	
3.	Licensed area in acres	
4.	Area for registration in acres	
5.	HARERA Registration No.	
6.	Name of licensee	
7.	Name of collaborator	
8.	Name of developer	
2.	Details related to inspection are as under	
1.	Date of certifying of percentage of construction work/ site inspection	
2.	Name of engineering firm/ individual	
3.	Date of site inspection	

²On the letter head of the engineer firm

3.	Following technical professionals are appointed by promoter: - (as applicable)	
Sr. No.	Consultants	Name
1.	Site engineer	
2.	Structural consultant	
3.	Proof consultant	
4.	MEP consultant	
5.	Quantity surveyor	
4.	<p>We have estimated the cost of the completion of the Civil, MEP and allied works, of the building(s) of the project/ phase for which occupation certificate/ completion certificate is to be obtained by the promoter. 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.</p>	
1.	Total estimated cost for completion of the building(s) in the aforesaid project under reference	(Total of table A and table B)
2.	Estimated cost incurred till date (based on site inspection)	
3.	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.	<p>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 _____ being the competent authority under whose jurisdiction the aforesaid project is being implemented.</p>	
6.	<p>The amount of estimated cost incurred so far has been calculated on the basis of amount of total estimated cost.</p>	
7.	<p>I certify that the project work has been executed as per compliance of standard engineering procedure, conforming to relevant BIS and as per prescribed norms.</p>	

8.	I also certify that the work has been executed as per approved drawings, statutory/ mandatory approvals, Haryana Building Code, 2017/ National Building Code (wherever applicable) and the material used in the construction, infrastructure work and internal development works are as per the projected standard as envisaged in the registration and brochure, publication material and other documents shared with the buyers in this regard
9.	I also 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 table B below;

Date	:	Yours faithfully, Signature & name (in block letters) with stamp of engineering firm/ individual
Place	:	
Local authority license No.	:	
Local authority license no. valid till (date)	:	

***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 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 component of work with specifications are indicative and not exhaustive.

Table - A		
Building/ Tower No.		
Name of the building/ tower if any		
Percentage of work done with reference to total estimated cost (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	Amount (Rs. in lacs)	
		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.	Balanced cost to be incurred (based on estimated cost)		
5.	Cost incurred on additional/ extra items as on _____ not included in the estimated cost (table-D)		

Table – C		
EDC/ IDC etc in respect of the entire project/ phase of the project		
Sr. No.	Particulars	Amount (Rs. in lacs)
1.	Total external development cost and infrastructure development charges as prescribed by the government as on _____ date of registration	
2.	EDC, IDC paid so far as on _____	
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	
4.	Balance EDC/ IDC to be paid	

Table – D		
List of extra/ additional items executed with cost.(which were not part of the original estimate of total cost)		
Sr. No.	Particulars	Amount (Rs. in lacs)
1.	Total external development cost and infrastructure development charges as prescribed by the government as on _____ date of registration	

Note: (*) extend as per requirement

FOR OFFICE USE ONLY			
1.	The % of work done	The % of estimated cost incurred	The deviation if any with remarks
2.	The % of the work done as on date	The % of work to be done by this time as per original projection	The deviation if any with remarks

Annexure C

Chartered Accountants Certificate³		
Report for quarter ending		
Subject		Certificate for withdrawal of money from separate RERA account the end of the quarter
1.	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter ().	
Sr. No.	Particulars	Information
1.	Project/phase of the project	
2.	Location	
3.	Licensed area in acres	
4.	Area for registration in acres	
5.	HARERA registration no.	
6.	Name of licensee	
7.	Name of collaborator	
8.	Name of developer	
9.	Estimated cost of real estate project	
2.	Details related to inspection are as under	
1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	
2.	Name of chartered accountant firm/ individual	
3.	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 table B below;	

³ On the letter head of the CA firm

4.	This certificate is being issued as per the requirement of compliance in accordance with the Real Estate (Regulation and Development) Act, 2016/ theHaryana Real Estate (Regulation and Development) Rules, 2017 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 _____)
5.	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.

Date	:	Yours faithfully,
Place	:	Signature & name of the Chartered Accountant (in block letters) with stamp
For (name of CA firm)	:	
Partner/ proprietor Membership No.	:	

Table – A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid	(%) of total incurred
1.	Land cost			(proportionate)	
2.	External Development Charges				
3.	Infrastructure Development Charges				
4.	Internal Development Works				
5.	Cost of construction				
6.	Cost of construction of community facilities				
7.	Other costs				
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)				
9.	Total cost incurred and paid of the real estate project (1+2+3+4+5+6+7) of incurred and paid (column-B) (taking into account the proportionate land cost, this in effect allows the promoter to withdraw the proportionate land cost component of construction)				
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	%			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	Sr. No. 9/ Sr. No. 8			
12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid i.e. Total authorised withdrawal up till now	Sr. No. 8 x Sr. No. 11			

13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	
Note: - Proportionate land cost for the quarter shall be worked out by dividing the total land cost by total number of quarters in which project is proposed to be completed.		

Table – B		
Details of SEPARATE RERA bank account:		
1.	Bank Name	
2.	Branch Name	
3.	Account No.	
4.	IFSC code	
5.	Opening balance at the end of previous quarter (as on _____)	
6.	Deposits during the quarter under report	
7.	Withdrawals during the quarter under report	
8.	Closing balance at the end of the quarter (as on _____)	