



**Haryana Real Estate Regulatory
Authority, Gurugram**

Gurugram
Phone : 0124-2583132

**RECEIPT OF COMPLAINTS, PROJECTS AND OTHER CORRESPONDENCES AT
HRERA GURUGRAM RECEPTION DESK**

Dak Receipt ID	6223
Document for	Project (RERA-GRG-356-2019)
Project Name	BAANI CENTER POINT
Promoter Name	GREEN HEIGHTS PROJECTS PVT. LTD
Submitted By	SATISH RAI
Department	Project Branch
Date of Submission of Document	15-01-2020
Remarks	QUARTERLY PROGRESS REPORT

Signature: _____

Date: _____



Green Heights Projects Pvt. Ltd.

271, Udyog Vihar, Phase-II
Gurugram-122016, Haryana
Tel.: 0124-4222264
Fax: 0124-2348878
E-mail: baani@vsnl.com

CIN No. U45400DL2007PTC161913

Ref. No. :

Dated:

Website: www.baani.com

January 15, 2020

To
The Haryana Real Estate Regulatory Authority
New PWD Rest House,
Civil Lines
Gurgurgam

Subject: Submission of 'Quarterly Progress Report' for the quarter Oct-Dec, 2019.

Ref: Registration No.187 of 2017 dated 14.09.2017.

Sir,

This is with respect to the subject matter, we are attaching herewith updated '**Quarterly Progress Report**' for the quarter **Oct-Dec, 2019** of our Commercial Project at Sector -M1D, Manesar, Gurugram registered vide Registration No. 187 of 2017.

Kindly acknowledge receipt of the same.

Thanking you,

For **Green Heights Projects Pvt. Ltd**



(Auth. Signatory)

Encl: a/a



HARERA
GURUGRAM

**QUARTERLY
PROGRESS
REPORT
DEC-2019**



HARERA
GURUGRAM

**QUARTERLY
PROGRESS REPORT
(QPR-1)**

NAME OF THE PROJECT/ PHASE
BAANI CENTER POINT
REPORT FOR QUARTER ENDING
DECEMBER, 2019
REGISTRATION NO.
187 of 2017 Dated 14.09.2017
PROJECTED DATE OF COMPLETION
September, 2020
NAME OF THE PROMOTER
M/s. Green Heights Projects Private Limited



From	To
GREEN HEIGHTS PROJECTS PRIVATE LIMITED Corporate One, Ground Floor, Plot No.5, District Center, Jasola, New Delhi-110025	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: "Baani Center Point"
2. Location of Project: Sector M1-D Manesar, Gurugram, Haryana

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

For and on the behalf of
Green Heights Projects Pvt. Ltd

Signature of the authorized representative
Mobile No. 9971062444
E-mail Id :praveen@baani.com

Dated: 15/01/2020

FORM QPR-I

1.	PARTICULARS OF THE PROJECT		
	Sr. No.	Particular	Detail
1.	Name of the project/phase of the project registered	Baani Center Point	
2.	Web address of the project	http://www.baani.com/baani-center-point.html	
3.	Location	Sector M1-D Manesar, Gurugram, Haryana	
4.	Total licensed area of the project	2.681 Acre	
5.	Present phase registered (Phase no.)	Retail Shops	
6.	Area of phase registered	9762sqm	
7.	No. of units in the project/ phase	438 nos. of Retail Shops	
8.	Type of Project or phase of the project	Retail Shops	
9.	Start date of the project/phase of the project	October, 2014	
10.	Validity of registration certificate	Valid from	Valid upto
		14-09-2017	13-09-2019
11.	Quarter for which information is provided (quarter ending on)	DECEMBER, 2019	



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	Not Applicable					
	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	438	September, 2020	-	-	-	-
	Tower 2	-	-	-	-	-	-
	Tower 3	-	-	-	-	-	-
	Tower 4	-	-	-	-	-	-
	Tower 5	-	-	-	-	-	-
	Total units	438	September, 2020	-	-	-	-



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.)	100%	100%	-	
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	98%	98%	-	
3.	MEP				
(i)	Mechanical (lifts, ventilation, etc.)	61.93%	61.93%	-	
(ii)	Electrical (conduiting, wiring, fixtures, etc.)	69.42%	69.42%	-	
(iii)	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	60.60%	60.60%	-	
4.	Finishing				
(i)	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	70.26%	70.26%	-	
(ii)	External (plaster, painting, façade, etc.)	49.83%	49.83%	-	
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	75%	75%	-	
2.	Parking	95%	95%	-	
3.	Water Supply	65%	65%	-	



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	75%	75%	-	
5.	Electrification	69.42%	69.42%	-	
6.	Storm Water drainage	90%	90%	-	
7.	Parks and Play grounds	N/A	N/A		
8.	Street Light	N/A	N/A		
9.	Renewable energy system	10%	10%	-	
10.	Security and Firefighting services	65%	65%	-	
11.	STP	65%	65%	-	
12.	Underground tank	100%	100%	-	
13.	Rain water harvesting	75%	75%	-	
14.	Electrical sub station	10%	10%	-	
Community building to be transferred to RWA					
15.	Community centre	N/A	N/A		
Community sites to be sold to third party or to be retained by promoter or to be transferred to competent authority					
16.	Schools	N/A			
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 as December, 2019 [INR (in Lakhs)]					
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	142.33	142.33	-	
6	Cost of construction of community facilities	-	-	-	
7	Others cost	103.86	103.86	-	
8	Expenditure during the quarter (1+2+3+4+5+6+7)	246.18	246.18	-	
9	Total expenditure upto end of previous quarter	9,016.98	9,016.98	-	
10	Cumulative cost at the end of the quarter (8+9)	9,263.16	9,263.16	-	
11	Total estimated project cost	10,320.91	10,320.91	-	
12	% of financial progress $\frac{10}{11} \times 100$	89.75	89.75	-	



2. Quarterly estimated sources of funds for the project at the end of the quarter [INR (in Lakhs)]					
Sr. No.	Description	Estimated	Actual	Variance	Remarks
1.	Sale proceeds	6,936.13	6,936.13	-	Till quarter ended Sep, 19
2.	Temporarily funding /loan disbursement from other sources	2,227.98	2,227.98	-	Promoter's funding
3.	Loans disbursement from Banks & Financial Institutions	-	-	-	
4.	Others (Equity etc.)	-	-	-	
5.	Total estimated available funds during the quarter	99.05	99.05	-	From sales proceeds
6.	Cumulative availability of funds	9,263.16	9,263.16	-	
3. Net cash flow status at the end of the quarter [INR (in Lakhs)]					
Sr. No	Description	Estimated	Actual	Variance	Remarks
1.	Total expenditure during the quarter	246.18	246.18	-	
2.	Total fund availability during the quarter	99.05	99.05	-	
3.	Net cash flow during the quarter	147.13	147.13	-	
4.	Cumulative cash flow till end of the quarter	9,263.16	9,263.16	-	



PART – C – MISCELLANEOUS					
1.	List of agents booked units during the quarter as on December, 2019				
Sr. No.	Name of the agent	No. of units booked	Unit no.		Carpet Area Sq.Ft
-	-			-	-
-	-			-	-
-	-			-	-
-	-			-	-
-	-			-	-



2.	Details of advertisements issued during the quarter			
	Sr. No.	Name of the paper	Edition	Date of publication
	1.	Nil	Nil	Nil

3.	List of legal cases (if any)				
	Sr. No.	Project	Name of Parties/ Case No.	Issue involved	Next date and its status
	1-	Baani Center Point	Col. Sarabjit Singh	Allottee seeking refund	-
	2-	Baani Center Point	Sameer Kharbanda	Allottee Seeking refund	-
3-	Baani Center Point	Rajinder Kumar	Booking amount not paid	-	



4. Sale report during the quarter as on December, 2019							
S/N	UNIT NO.	TOTAL CARPET AREA SQ.FT	DATE OF BOOKING	SALE VALUE (RS.)	COLLECTI ON (RS.)	BALANCE (RS.)	NAME OF ALLOTTEE
1	L-01A	55.00	09-Oct-19	18,35,387	8,58,036	9,77,351	Chander Kala Taneja
2	LG-104	198.00	23-Oct-19	35,67,060	23,21,429	12,45,631	Yuvraj Kumar Malviya
3	FC-24	72.00	23-Oct-19	23,00,480	15,04,161	7,96,319	Tanu Mcclelland
4	LG-051B	232.37	26-Dec-19	37,47,480	33,31,650	4,15,830	Mehak Singh
TOTAL		557.37	-	1,14,50,407	80,15,276	34,35,131	-



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
	NA	NA	NA	NA	NA	NA	NA
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
	NA	NA	NA	NA	NA	NA	NA
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		
	NA	NA	NA	NA	NA		
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	357	254	103	772Lakhs	100%	completed
	Stilt parking	Not Applicable					
	Covered parking	Not Applicable					
	Open parking	49	Nil	49	Nil	100%	completed
	Independent garages	Not Applicable					



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
Nil				
6.2 Approvals expired during the quarter				
Sr. No.	Nature of approval	Approving authority	Date of expiry	Details of renewable application submitted
Nil				
6.3 Approvals applied during the quarter				
Sr. No.	Nature of approval	Approving authority	Date of submission of application for approval	
Nil				



7.	Collection report during the quarter as December, 2019										
	Sr. No.	Description	Amount (in Lakhs.)								
	7.1	Amount collected against sales made during the quarter as per sales report	80.15								
	7.2	Installments collected against sales made during previous period	18.90								
	7.3	Total collections during the quarter	99.05								
	7.4	70% of total collections to be deposited in RERA bank account	69.34 (Project Account & RERA Account)								
	7.5	Amount deposited in RERA bank account during the quarter	99.05								
	7.6	Is there any discrepancy between 7.4 and 7.5	No								
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	<table border="0"> <tr> <td>Total cost incurred upto Dec, 2019</td> <td>9263.16/-</td> </tr> <tr> <td>Total estimated cost</td> <td>10320.91/-</td> </tr> <tr> <td>Percentage of cost incurred</td> <td>89.75%</td> </tr> <tr> <td>Amount which can be withdrawn</td> <td>9263.16/-</td> </tr> </table>	Total cost incurred upto Dec, 2019	9263.16/-	Total estimated cost	10320.91/-	Percentage of cost incurred	89.75%	Amount which can be withdrawn	9263.16/-
Total cost incurred upto Dec, 2019	9263.16/-										
Total estimated cost	10320.91/-										
Percentage of cost incurred	89.75%										
Amount which can be withdrawn	9263.16/-										
	8.2	Withdrawal during the quarter (Withdrawal during the quarter as per CA certificate (Rs. in Lakhs)	55.58								
	8.3	Balance at the end of the quarter (Rs. in Lakhs)	43.47								
	8.4	Total withdrawal at the start of the quarter (Rs. in Lakhs)	6936.13								
	8.5	Total withdrawal upto end of the quarter	6991.71								
	8.6	Total withdrawal as % of total project cost	$6991.71 / 10320.91 = 67.74\%$								



9. Government dues payment details at the end of the quarter as December, 2019					
Sr. No.	Dues	Total payable (Rs in Lakhs)	Payable upto end of the quarter (Rs in Lakhs)	Paid upto end of the quarter (Rs in Lakhs)	Balance payable at the end of the quarter (Rs in Lakhs)
1.	External Development Works	421.92	0.00	421.92	0.00
2.	Infrastructure development charges	107.59	0.00	107.59	0.00
Total		529.51	0.00	529.51	0.00



LIST OF ANNEXURES

Sr. No.	Annexure No.	Documents	Page no.
1.	A1	Project site photographs	03 pages
2.	A2	Note *	N.A
3.	A3	Latest marketing collateral	N.A.
4.	A4	Copy of latest advertisement details	N.A.

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.



ANNEXURE-A1
(PROJECT SITE PHOTOGRAPHS)

#1 Building



2 Building Entrance

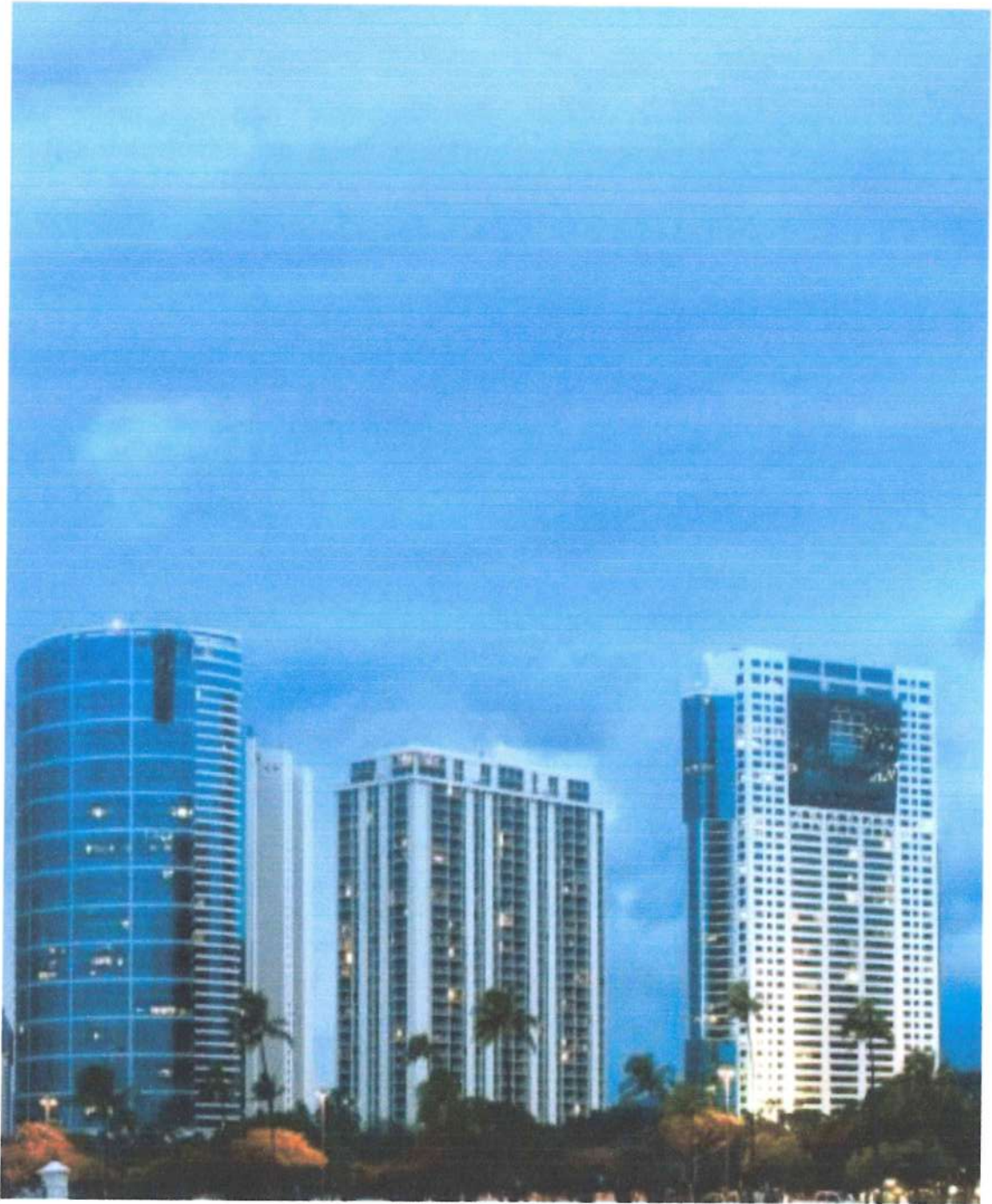


3 Internal Pictures



4 Internal Pictures





WITHDRAWAL FROM
SEPARATERERA 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	Baani Center Point
1.2	Report of quarter ending	DECEMBER, 2019
1.3	Registration No.	187 of 2017 Dated 14.09.2017
1.4	Project date of completion	September, 2020
1.5	Name of the promoter	M/S Green Heights Projects Pvt. Ltd
1.6	Separate RERA Account No.	The company has opened RERA Account No.919020062156687. The company was utilizing IDW/Project Account No. 913020035248524 for depositing customer receipts for RERA purpose.
1.7	Amount at the start of the quarter (Rs. in Lakhs)	Nil
1.8	Amount added during the quarter (Rs. in Lakhs) (Amount deposited through sale proceeds being 70% of total collections during the quarter) (Rs. in Lakhs)	99.05 (100% deposited)
1.9	Withdrawal during the quarter (Withdrawal during the quarter as per CA certificate) (Rs. in Lakhs)	55.58
1.10	Balance at the end of the quarter (Rs. in Lakhs)	43.47
1.11	Total withdrawal at the start of the quarter (Rs. in Lakhs)	6936.13
1.12	Total withdrawal upto end of the quarter (Rs. in Lakhs)	6991.71
1.13	Total withdrawal as % of total project cost	67.74%
1.14	% completion of project i.e. construction + infrastructure (as per Architect certificate)	83.11%
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 (Rs. in Lakhs)	9263.16
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) (Rs. in Lakhs)	6991.71



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 <p>The Project was delayed because of a no construction order issued by the Directorate of Town And Country Planning, Chandigarh in reference to a matter being heard by the Hon'ble Supreme Court of India. The restriction was removed by the Hon'ble Supreme Court of India vide its order dated 12.03.2018. Thereafter, the Project was completed and the completion approvals are awaited from the competent authorities. Project is again delayed due to the matter being re-examined by Supreme Court of India, thereby resulting in escalation of budgeted cost.</p>		



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



M/s Green Heights Projects Pvt. Ltd.

Corporate One, Ground Floor,
Plot No. 5, District Center Jasola,
New Delhi-110025.

Architect's Certificate*		
Report for quarter ending		December, 2019
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	Information
1.	Project/Phase of the project	Baani Center Point
2.	Location	Sector M1-D Manesar, Gurugram
3.	Licensed area in acres	2.681 Acre
4.	Area for registration in acres	Area for registration is 9762Sq.Mtrs
5.	HARERA registration no.	187 of 2017 Dated 14.09.2017
6.	Name of licensee	M/s Paradise Systems Pvt. Ltd
7.	Name of collaborator	M/s Green Heights Projects Pvt. Ltd
8.	Name of developer	M/s Green Heights Projects Pvt. Ltd
2.	Details related to inspection are as under	
1.	Date of certifying of percentage of construction work/ site inspection	14/01/2020
2.	Name of Architect/ Architect's firm	JPS DESIGN STUDIO
3.	Date of site inspection	31/12/2019
3.	Following technical professionals are appointed by promoter (M/s. Green Heights Projects Pvt. Ltd)	
Sr. No.	Consultants	Name
1.	Site engineer	Mr. Rajesh Saklani

JPS DESIGN STUDIO

T-3, MANISH TWIN PLAZA, Plot no.-2,MLU Pocket, SECTOR 4, DWARKA, DELHI-110078
Phone # 011-41410230, Email: jps@jpsdesignstudios.com

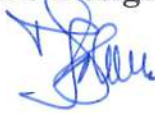


ARCHITECTS, ENGINEERS & PROJECT MANAGERS

	2.	Structural consultant	Global Design Engineers
	3.	Proof consultant	---
	4.	MEP consultant	Anil Soorma
	5.	Site supervisor/incharge	Mr. Vikas Sharma
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.		

Yours Faithfully,

For JPS Design Studio



Jyoti Prakash Sharma
(Principal Architect)



Council of Architects (COA) registration no.: **CA/2008/43101**

Council of Architects (COA) Registration valid till (date) : **31/12/2029**

Date: **14/01/2020**

Place: **New Delhi**

JPS DESIGN STUDIO

T-3, MANISH TWIN PLAZA, Plot no.-2, MLU Pocket, SECTOR 4, DWARKA, DELHI-110078
Phone # 011-41410230, Email: jps@jpsdesignstudios.com

Table – A				
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)		Baani Center Point (Commercial)		
A1	Cumulative progress of the project/phase at the end of the quarter as December, 2019.			
Sr. No.	Project components	Work done value during the quarter In Lakhs	Cumulative work done value till date In Lakhs	Percentage of work done to the total proposed work
1.	Sub structure (inclusive of excavation, foundation, basements, water proofing, etc.)	0	1295	100%
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	0	2303	98%
3.	MEP			
3.1	Mechanical (lifts, ventilation, etc.)	7	451	61.93%
3.2	Electrical (conducting, wiring, fixtures, etc.)	20	506	69.42%
3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	10	252	60.60%
4.	Finishing			
4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	60	274	70.26%
4.2	External (plaster, painting, facade, etc.)	45	281	49.83%

The circular stamp contains the following text: "JPS DESIGN STUDIO", "T-3", "Manish Twin Plaza", "MLU Pocket", "Plot No. 2", "4, Dwarka, New Delhi - 110078".

JPS DESIGN STUDIO

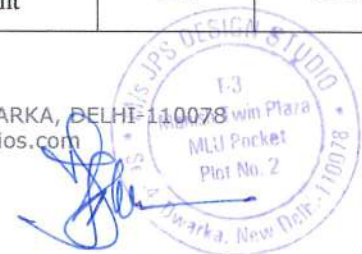
T-3, MANISH TWIN PLAZA, Plot no.-2,MLU Pocket, SECTOR 4, DWARKA, DELHI-110078
Phone # 011-41410230, Email: jps@jpsdesignstudios.com

Table – B

Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation				100% completed	
2.	Laying of foundation					
	(i)	Raft			100% completed	
	(ii)	Pile			NA	
3.	Number of basement(s) . 03 NO.					
	(i)	Basement Level 1			100% completed	
	(ii)	Basement level 2*			100% completed	
	(iii)	Basement level 3*			100% completed	
4.	Waterproofing of the above sub-structure (wherever applicable)				100% completed	
	Super-Structure Status				100% completed	
5.	Total floors in the tower/ building		3BASMENTS +6 FLOORS			
6.	Total area on each floor		-			
7.	Stilt floor/ ground floor				100% completed	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower laid by end of quarter				100% completed	
9.	Status of construction					
	(i)	Walls on floors			95% completed	
	(ii)	Staircase			95% completed	
	(iii)	Lift wells along with water proofing			100% completed	
	(iv)	Lift lobbies/ common areas floor wise			70% completed, Work Under Progress	
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	Sprinkler and AC piping work	External fire hydrant	62%	40%

JPS DESIGN STUDIO

T-3, MANISH TWIN PLAZA, Plot no.-2,MLU Pocket, SECTOR 4, DWARKA, DELHI-110078
Phone # 011-41410230, Email: jps@jpsdesignstudios.com

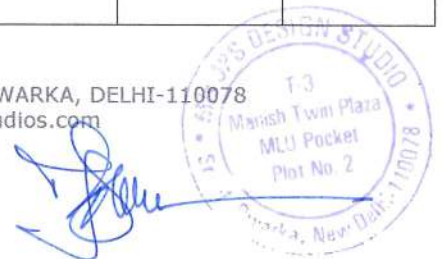


ARCHITECTS, ENGINEERS & PROJECT MANAGERS

	(ii)	Electrical works including wiring	Cable tray and wiring	Nil	69%	30%
	(iii)	Plumbing works	Water supply and drainage	Storm water and sewerage	60%	40%
12.	Status of wall plastering					
	(i)	External plaster	Nil	External plaster	Nil	90%
	(ii)	Internal plaster	Internal plaster	Nil	90%	Nil
13.	Status of wall tiling					
	(i)	In bathroom	Wall and floor tiling	Nil	Nil	50%
	(ii)	In kitchen	NA	NA	NA	NA
14.	Status of flooring					
	(i)	Common areas	Floor tile work	Nil	80%	Nil
	(ii)	Units/ flats	NA	NA	NA	NA
Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
15.	Status of white washing					
	(i)	Internal walls	Common area	NA	90%	NA
	(ii)	External walls	NA	Paint	NA	80%
16.	Status of finishing					
	(i)	Staircase with railing	Railing	NA	100%	NA
	(ii)	Lift wells	Civil work	NA	100%	NA
	(iii)	Lift lobbies/ common areas floor wise	Flooring and wall finish	NA	95%	NA
17.	Status of installation					
	(within flat/unit)					
	(i)	Doors and windows panels	Door/window	NA	65%	NA
	(ii)	Sanitary fixtures	In common wash room	NA	50%	NA
	(iii)	Modular kitchen	NA	NA	NA	NA
	(iv)	Electrical fittings/ lighting	DB and cabling work	NA	70%	NA
	(v)	Gas piping (if any)	NA	NA	NA	NA
	(other than flat/units)					

JPS DESIGN STUDIO

T-3, MANISH TWIN PLAZA, Plot no.-2, MLU Pocket, SECTOR 4, DWARKA, DELHI-110078
Phone # 011-41410230, Email: jps@jpsdesignstudios.com



ARCHITECTS, ENGINEERS & PROJECT MANAGERS

	(other than flat/units)				
(vi)	Lifts installation	Main lift	NA	80%	NA
(vii)	Overhead tanks	Tiling work	NA	100%	NA
(viii)	Underground water tank	Tiling work	NA	NA	70%
(ix)	Firefighting fitting and equipment's as per CFO NOC	Sprinkler	External hydrant	60%	50%
(x)	Electrical fittings in common areas	Conduiting and wiring	-	67%	-
(xi)	Compliance to conditions of environment/ CRZ NOC	Piping work	-	61%	-
18.	Waterproofing of terraces	Water proofing	-	100%	-
19.	Entrance lobby finishing	Flooring work	-	80%	-
20.	Status of construction of compound wall	Boundary wall	-	100%	-



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ANIL SOORMA

Chartered Engineer I.MECH.E(I)
Regd. No.: 113/10.03.1989

Flat No. 88/Type-III SPG Complex
Sector-8, Dwarka, New Delhi
Mob: 9810364026

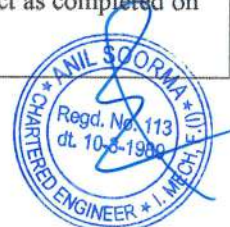
To,
Green Heights Projects Private Limited
Corporate one, Ground floor,
Plot No.5,
District center, jasola,
New Delhi-110025


Annexure B

Engineer's Certificate ²			
Report for quarter ending		December, 2019	
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	Baani Center Point
	2.	Location	Sector M1-D Manesar, Gurugram
	3.	Licensed area in acres	2.681 Acre
	4.	Area for registration in acres	Area for registration is 9762Sq.Mtrs
	5.	HARERA Registration No.	187 of 2017 Dated 14.09.2017
	6.	Name of licensee	M/s Paradise Systems Pvt. Ltd
	7.	Name of collaborator	M/s Green Heights Projects Pvt. Ltd
	8.	Name of developer	M/s Green Heights Projects Pvt. Ltd
2.	Details related to inspection are as under		
	1.	Date of certifying of percentage of construction work/ site inspection	14/01/2020
	2.	Name of engineering firm/ individual	Anil Soorma
	3.	Date of site inspection	31/12/2019



3.	Following technical professionals are appointed by promoter (M/s. Green Heights Projects Pvt. Ltd)	
	Sr. No.	Consultants
		Name
	1.	Site engineer
		Mr. Rajesh Saklani
	2.	Structural consultant
		Global Design Engineers
	3.	Proof consultant
		-
	4.	MEP consultant
		Anil Soorma
	5.	Quantity surveyor
		-
4.	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.	
	1.	Total estimated cost for completion of the building(s) in the aforesaid project under reference
		6451.58
	2.	Estimated cost incurred till date (based on site inspection)
		5362.34
	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
		1089.24
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 Director Town & Country Planning, Chandigarh (Haryana) being 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 project work has been executed as per compliance of standard engineering procedure, conforming to relevant BIS and as per prescribed norms.	
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:14/01/2020	:	 Yours faithfully, ANIL SOORMA
Place: New Delhi	:	
Local authority license No.	:113/10.03.1989	
Local authority license no. valid till (date)	: Life Time	

*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.	Baani Center Point (Commercial)	
Name of the building/ tower if any	Baani Center Point	
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 Lakhs)
1.	Total estimated cost of the building/ tower as per registration No.187 of 2017 comes to	10320.91
2.	Total expenditure on the project/ phase	9263.16
3.	Percentage of work done with reference to total estimated cost	89.75%
4.	Balance estimate cost to be incurred on the project	1057.75
5.	Cost incurred on additional/ extra items as on _____ not included in the estimated cost (Table - C)	Cost at the time application for registration was 6434 lakhs which has increased to 10320.91 lakhs on account of a) EDC, IDC, AR, other cost not considered earlier b) Increase in cost due to delay in project because of no construction order issued by DTCP.



Table – B			
Internal & External development works in respect of the entire project/ phase of the project			
Sr. No.	Particulars	Amount (Rs. in Lakhs)	
		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	237.36	6214.22
2.	Expenditure incurred as on 31/12/2019	237.36	5124.98
3.	Work done in percentage (as percentage of the total estimated cost)	100.00%	82.47%
4.	Balanced cost to be incurred (based on estimated cost)	-	1089.24
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 Lakhs)
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 December, 2019	529.51
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 Lakhs)
1.	Total external development cost and infrastructure development charges as prescribed by the government as on _____ date of registration	-





S. MAHESHWARI & ASSOCIATES

CHARTERED ACCOUNTANTS

B- 1/2, First Floor, Rana Pratap Bagh, Delhi- 110007

Tel: 91-9891111138, 011- 27132031; E- mail: ca.shailesh.maheshwari@gmail.com

M/s Green Heights Projects Pvt. Ltd.
Corporate One, Ground Floor,
Plot No. 5, District Center, Jasola,
New Delhi – 110 025.

Annexure C

Chartered Accountants Certificate ³			
Report for quarter ending		December, 2019	
Subject		Certificate for withdrawal of money from separate RERA account at 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 (December, 2019).		
	Sr. No.	Particulars	Information
	1.	Project/phase of the project	Baani Center Point
	2.	Location	Sector M1-D Manesar, Gurugram
	3.	Licensed area in acres	2.681 Acre
	4.	Area for registration in acres	Area for registration is 9762Sq.Mtrs
	5.	HARERA registration no.	187 of 2017 Dated 14.09.2017
	6.	Name of licensee	M/s Paradise Systems Pvt. Ltd
	7.	Name of collaborator	M/s Green Heights Projects Pvt. Ltd
	8.	Name of developer	M/s Green Heights Projects Pvt. Ltd
	9.	Estimated cost of real estate project	10320.91 Lakhs
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	The company is maintaining RERA Account No.919020062156687. The company was utilizing IDW/Project Account No. 913020035248524 for depositing customer receipts for RERA purpose.
	2.	Name of chartered accountant firm/ individual	S. Maheshwari & Associates



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;
4.	This certificate is being issued as per the requirement of compliance in accordance with the Real Estate (Regulation and Development) Act, 2016/ the Haryana 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 (31 st DECEMBER, 2019).
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. The following statutory approvals were verified; a) License of DTCP, - valid upto 12.09.2020 b) Consent to Establish by HSPCB valid till 16.10.2021 and c) Airport Clearance by AAI and Environmental Clearance by SEIAA, - After initial approval no longer required.

Date	:14/01/2020	Yours faithfully, <i>Shresh Maheshwari</i> SHAILESH MAHESHWARI (in block letters) with stamp
Place	: New Delhi	
For (name of CA firm)	S. Maheshwari & Associates ICAI Firm Registration Number: 027903N	
Proprietor Membership No.	509559	
UDIN	20509559AAAAAH9616	



Table - A

Project cost details (in Lakhs)						
Sr. No.	Particulars	Estimated (column - A)		(column - B)		
		Amount (Rs. in Lakhs)	(%) of total project cost	Incurred	& paid	(%) of total incurred
1.	Land cost	1,829.60	17.73	1,709.23	1,709.23	93.42
2.	External Development Charges	421.92	4.09	421.92	421.92	100.00
3.	Infrastructure Development Charges	107.59	1.04	107.59	107.59	100.00
4.	Internal Development Works	237.36	2.30	237.36	229.79	100.00
5.	Cost of construction	6,214.22	60.21	5,124.98	5,022.93	82.47
6.	Cost of construction of community facilities	-	-	-	-	-
7.	Other costs	1,510.22	14.63	1,662.08	1,600.86	110.06
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	10,320.91	100.00	---	---	---
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)	---	---	9,263.16	9,092.32	89.75
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	83.11%				
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	88.10%				
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	9,263.16				



13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	6,991.71
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	2,271.45

Table – B

Details of SEPARATE RERA bank account

1.	Bank Name	Axis Bank Limited	Axis Bank Limited
2.	Branch Name	Green Park Main, New Delhi-16	Green Park Main, New Delhi-16
3.	Account No.	IDW/ Project Account No. 913020035248524	RERA 70% Account No. 919020062156687
4.	IFSC code	UTIB0000015	UTIB0000015
5.	Opening balance at the end of previous quarter (as on 30/09/2019) in Lakhs	8.59	0.00
6.	Deposits during the quarter under report in Lakhs	32.09	61.86 (Collection deposited in RERA Collection Account No. 919020082662010)
7.	Withdrawals during the quarter under report in Lakhs	40.51	18.56 (30% transferred in current account)
8.	Closing balance at the end of the quarter (as on 31/12/2019) in Lakhs	0.17	43.30

S. P. Tesh
P. Maheshwari

