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	56039
Document for	Project (RERA-GRG-1299-2023)
Project Name	TATVA ESTATES
Promoter Name	ALTON BUILDTECH INDIA PVT LTD
Submitted By	VIJAY SINGH
Mobile Number	9416546663
Department	Other
Date of Submission of Document	18-07-2023
Remarks	QPR- APRIL TO JUNE - 2023.

Signature: _____

Date: _____

HARERA
GURUGRAM

adani
Realty

To, **Dated: 15-07-2023**

The Chairman,
Haryana Real Estate Development Authority,
Gurugram.

Subject: Quarterly Progress Report for April to June 2023 for Real Estate (Regulation and Development) for Affordable Residential Plotted Colony under DDJAY Project "**TATVA ESTATES**" sector 99A, Gurugram having RERA Reg. no. 43 of 2023.

Respected sir,

We are submitting herewith Quarterly Progress Report for April to June 2023 of Real Estate Regulation and Development in latest format of HARERA Gurugram duly certified and signed by charted accountant for the Quarter April to June 2023 for our Affordable Residential Plotted Colony under DDJAY Project "**TATVA ESTATES**" sector 99A, Gurugram having RERA Reg. no. 43 of 2023 Dated-02.03.2023 being developed by M/s Alton Buildtech India Pvt. Ltd. along with the following annexures.

- Quarterly Progress Report
- CA Certificate
- Engineer Certificate
- Architect Certificate
- Site Photographs

Kindly acknowledge the same and oblige.

Thanking You.

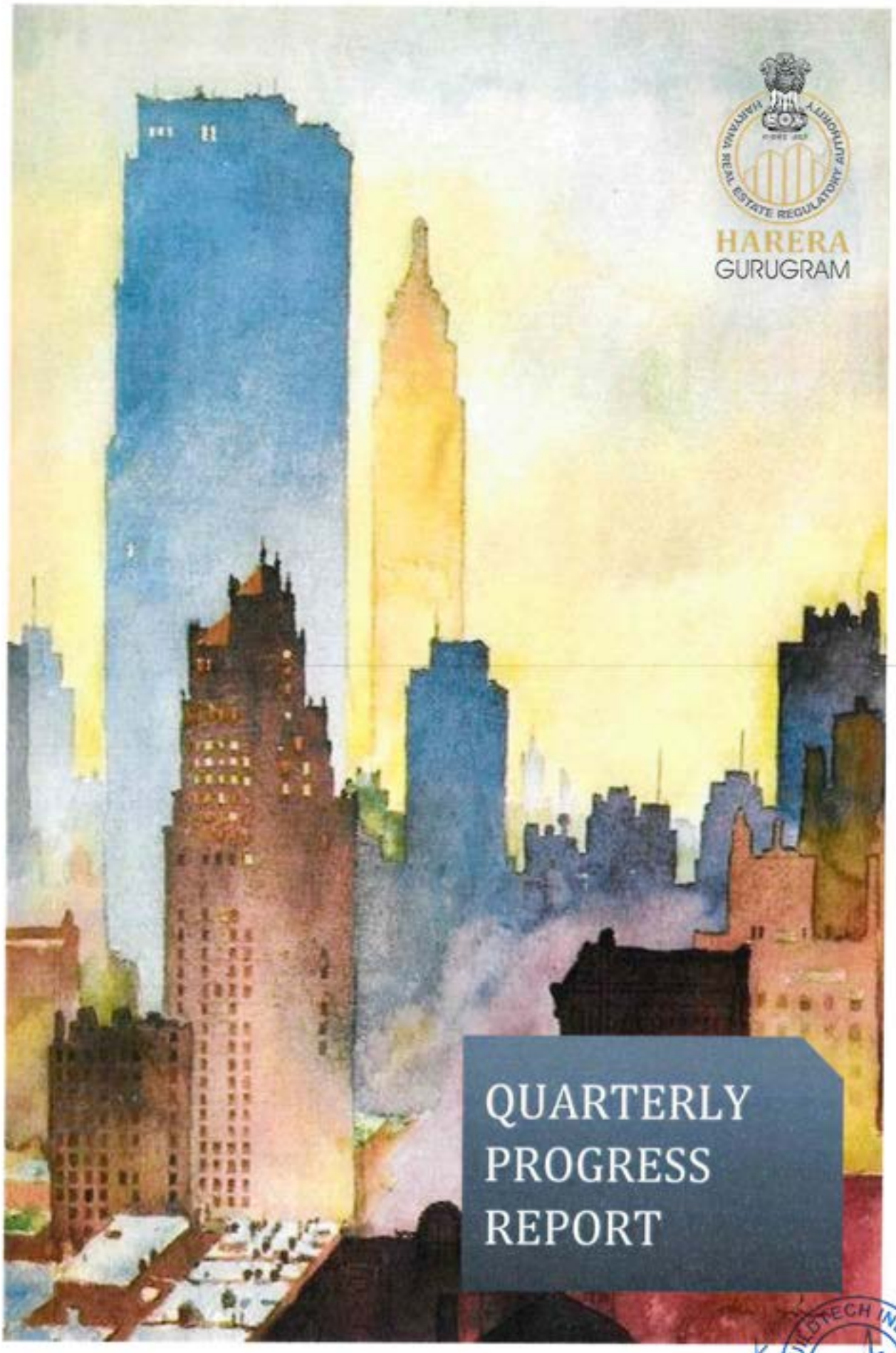
Yours Sincerely,
For Alton Buildtech India Pvt. Ltd.

ALTON BUILDTECH INDIA PVT. LTD.

Authorised Signatory

Encl: as above

Alton Buildtech India Pvt Ltd.
Registered Office: - 10th Floor Shikhar, Nr. Adani House, Mithakhali Six Roads, Navrangpura Ahmedabad Ahmedabad GJ 380009
Corporate Office: Adani House, Plot No.83, Sector 32, Institutional Area, Gurgaon -122 001, NCR, India
Tel.: +91-124 255 5155 Fax: +91- 124 255 5840
CIN: - U70200GJ2013PTC094186



A BUILDTECH INDIA PVT. LTD.

HARERA
GURUGRAM

QUARTERLY
PROGRESS REPORT

NAME OF THE PROJECT/ PHASE
Tatva Estates
REPORT FOR QUARTER ENDING
June 2023
REGISTRATION NO.
43 of 2023, dated 02.03.2023
PROJECTED DATE OF COMPLETION
04.12.2027
NAME OF THE PROMOTER
Alton Buildtech India Pvt Ltd

ALTON BUILDTECH INDIA PVT. LTD.

From	To
Alton Buildtech India Pvt Ltd, Adani House, Plot No. 83, Sector 32, Institutional Area, Gurugram – 122001	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: Tatva Estates
2. Location of Project: Affordable Residential Plotted Colony under DDJAY, Sector 99A, 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.N.	PART	PARTICULARS	PAGE NO.
1.	A	**Physical progress**	5
2.	B	**Financial progress**	8
3.	C	**Miscellaneous**	10

Dated: 15/07/2023

Signature of the authorized representative
Mobile No.:- +91 9582376753
E-mail Id :- Praveen.kumar8@adani.com
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	Tatva Estates	
	2.	Web address of the project		
	3.	Location	Affordable Residential Plotted Colony under DDJAY, Sector 99A, Gurugram, Haryana	
	4.	Total licensed area of the project	5.0 Acres	
	5.	Present phase registered (Phase no.)	Tatva Estates	
	6.	Area of phase registered	5.0 Acres	
	7.	No. of units in the project/ phase	69- Residential Plots & 1- Commercial block	
	8.	Type of Project or phase of the project	Affordable Residential Plotted colony(DDJAY)	
	9.	Start date of the project/phase of the project	02.03.2023	
	10.	Validity of registration certificate	Valid from	Valid upto
			02.03.2023	04.12.2027
	11.	Quarter for which information is provided (quarter ending on)	30th June 2023	

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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		25-07-23	0	0	0	
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						

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	Tower -4						
	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

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Sr. No.	Particulars	Estimated physical progress %	Actual physical progress %	Variance	Remarks
Infrastructure					
Services					
1.	Roads and Pavements	71%	39.32%	-31.68%	
2.	Parking	-	-	-	
3.	Water Supply	78%	18%	**-60%**	
4.	Sewerage	81%	20%	**-61%**	
5.	Electrification	72%	12%	**-60%**	
6.	Storm Water drainage	79%	28%	**-51%**	
7.	Parks and Play grounds	-	-	-	
8.	Street Light	-	-	-	
9.	Renewable energy system	-	-	-	
10.	Security and Firefighting services	-	-	-	
11.	STP	60%	38.2%	**-21.8%**	
12.	Underground tank	60%	38.2%	**-21.8%**	
13.	Rain water harvesting	-	-	-	
14.	Electrical sub station	45%	12%	**-33%**	
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				

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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	4,380.99	4,380.99	0.00	NA
2.	External development charges	596.88	221.42	375.46	NA
3.	Infrastructure development charges	111.29	55.65	55.64	NA
4.	Internal development works	1,234.14	234.25	999.89	NA
5.	Cost of construction	-	-	-	NA
6.	Cost of construction of community facilities	-	-	-	NA
7.	Others cost	1,590.99	461.22	1,129.77	NA
8.	Expenditure during the quarter (1+2+3+4+5+6+7)	**7,914.29**	**5,353.53**	**2,560.76**	**NA**
9.	Total expenditure upto end of previous quarter	-	-	-	NA
10.	Cumulative cost at the end of the quarter (8+9)	**7,914.29**	**5,353.53**	**2,560.76**	**NA**
11.	Total estimated project cost	**7,914.29**	**7,914.29**	-	**NA**

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	12.	% of financial progress $\frac{10}{11}$ X 100	100.00%	67.64%		NA

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	1,296.58	1,296.58	-	NA
2.	Temporarily funding /loan disbursement from other sources	-	-	-	NA
3.	Loans disbursement from Banks & Financial Institutions	-	-	-	NA
4.	Others (Equity etc.)	-	-	-	NA
5.	Total estimated available funds during the quarter	**1,296.58**	**1,296.58**	-	**NA**
6.	Cumulative availability of funds	0.01	1,296.58	-1,296.57	NA

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	7,914.29	5,353.53	2,560.76	NA
2.	Total fund availability during the quarter	1,296.58	1,296.58	-	NA
3.	Net cash flow during the quarter	-6,617.70	-4,056.94	-2,560.76	NA

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	4.	Cumulative cash flow till end of the quarter	7,914.27	-4,056.94	3,857.33	NA

PART – C – MISCELLANEOUS

1. List of agents booked units during the quarter

S. No.	Name of the agent	No. of units booked	Unit no.	Area (Sq Ft)
1.	NEERAJ DAGAR	1.	A-123	1612.97
2.	NEERAJ DAGAR	1.	A-125	1612.97
3.	NEERAJ DAGAR	1.	A-205	1526.321
4.	DIRECT	1.	C-108	1184.567
5.	PORTFOLIO REALTY PVT. LTD.	1.	D-103	1613.293
6.	INVESTOR HOME SOLUTIONS PVT. LTD.	1.	A-106	1612.97
7.	KANWAL JEET SIKKA	1.	A-202	1526.321
8.	SAVETA (ROYAL MAX REALTY)	1.	A-101	1612.97
9.	PORTFOLIO REALTY PVT. LTD.	1.	D-105	1613.293
10.	KANWAL JEET SIKKA	1.	D-109	1613.293
11.	DIRECT	1.	A-115	1612.97
12.	MADHU GOEL	1.	A-104	1612.97
13.	MADHU GOEL	1.	A-105	1612.97
14.	INVESTOR HOME SOLUTIONS PVT. LTD.	1.	A-107	1612.97
15.	SAVETA (ROYAL MAX REALTY)	1.	A-108	1612.97
16.	SATYAM REALTY SERVICES	1.	A-110	1612.97

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	17.	INVESTOR HOME SOLUTIONS PVT. LTD.	1.	A-114	1612.97
	18.	INVESTOR HOME SOLUTIONS PVT. LTD.	1.	A-118	1612.97
	19.	INVESTOR HOME SOLUTIONS PVT. LTD.	1.	A-119	1612.97
	20.	INVESTOR HOME SOLUTIONS PVT. LTD.	1.	A-122	1612.97
	21.	NEERAJ DAGAR	1.	A-124	1612.97
	22.	INVESTOR HOME SOLUTIONS PVT. LTD.	1.	A-127	1612.97
	23.	NEERAJ DAGAR	1.	A-130	1612.97
	24.	SAVETA (ROYAL MAX REALTY)	1.	A-131	1612.97
	25.	NEERAJ DAGAR	1.	C-208	1184.567
	26.	DIRECT	1.	D-108	1613.293
	27.	VIJAY SHARMA	1.	A-109	1612.97
	28.	NEERAJ DAGAR	1.	C-101	1441.824
	29.	VIMAL KUMAR CHANDNA	1.	C-102	1441.824
	30.	NEERAJ DAGAR	1.	C-103	1441.824
	31.	PORTFOLIO REALTY PVT. LTD.	1.	C-104	1441.824
	32.	PORTFOLIO REALTY PVT. LTD.	1.	C-202	1441.824
	33.	VIJAY SHARMA	1.	C-204	1441.824
	34.	INVESTOR HOME SOLUTIONS PVT. LTD.	1.	C-205	1441.824
	35.	SAVETA (ROYAL MAX REALTY)	1.	C-206	1441.824
	36.	SAVETA (ROYAL MAX REALTY)	1.	C-207	1441.824
	37.	PORTFOLIO REALTY PVT. LTD.	1.	D-102	1613.293



	38.	KANWAL JEET SIKKA	1.	A-203	1526.321
	39.	NEERAJ DAGAR	1.	A-204	1526.321
	40.	KANWAL JEET SIKKA	1.	A-206	1526.321
	41.	SAVETA (ROYAL MAX REALTY)	1.	A-207	1526.321
	42.	DIRECT	1.	C-107	1441.824
	43.	DIRECT	1.	A-111	1612.97
	44.	KANWAL JEET SIKKA	1.	D-101	1613.293
	45.	INVESTOR HOME SOLUTIONS PVT. LTD.	1.	A-128	1612.97
	46.	PORTFOLIO REALTY PVT. LTD.	1.	D-104	1613.293
	47.	MAN SINGH	1.	C-203	1441.824
	48.	VIMAL KUMAR CHANDNA	1.	A-103	1612.97
	49.	NEERAJ DAGAR	1.	A-208	1526.321
	50.	ORIGINAL VASTU PROPERTIES & INTERIORS	1.	A-112	1612.97
	51.	INVESTOR HOME SOLUTIONS PVT. LTD.	1.	A-121	1612.97
	52.	SAVETA (ROYAL MAX REALTY)	1.	A-132	1612.97
	53.	PORTFOLIO REALTY PVT. LTD.	1.	D-106	1613.293
	54.	PORTFOLIO REALTY PVT. LTD.	1.	D-107	1613.293
	55.	SONALI MAHANT	1.	A-116	1612.97
	56.	SONALI MAHANT	1.	A-117	1612.97
	57.	NEERAJ DAGAR	1.	A-129	1612.97
	58.	DIRECT	1.	C-201	1441.824



	59.	DIRECT	1.	A-102	1612.97
	60.	M/s G.ARUNESH SINGH	1.	C-105	1441.824
	61.	DIRECT	1.	B-105	1613.401
	62.	DIRECT	1.	B-101	1613.401
	63.	DIRECT	1.	B-102	1613.401
	64.	KANWAL JEET SIKKA	1.	A-126	1612.97
	65.	SAVE MAX REAL ESTATE BROKERAGE PVT. LTD.	1.	C-106	1441.824
	66.	NEERAJ DAGAR	1.	A-120	1262.207
	67.	DIRECT	1.	B-103	1613.401
	68.	M/s SAVETA	1.	B-104	1613.401
	69.	NEERAJ DAGAR	1.	A-201	1526.321
	Note: Carpet Area in Sq Ft is considered above.				

2. Details of advertisements issued during the quarter

Sr. No.	Name of the paper	Edition	Date of publication
1.	No advertisements issued during this quarter		

3. List of legal cases (if any)

Sr. No.	Project	Name of Parties/ Case No.	Issue involved	Next date and its status
1.	None			

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4. Sale report during the quarter

Sr. No.	Unit no.	Total area (Sqft)	Date of booking	Sale value (Rs.) (Exc. Taxes)	Collection (Rs.) (Inc. Taxes)	Balance (Rs.)	Name of allottee
1	C-201	1441.824	26-May-23	**1,47,95,042**	10,00,000	1,37,95,042	MS. SHARMILA ROY CHOUDHURY
2	A-102	1612.97	17-May-23	**1,65,51,607**	10,00,000	1,55,51,607	MR. SHYAMRUP ROY CHOUDHURY
3	C-105	1441.824	30-May-23	**1,78,70,310**	11,00,000	1,67,70,310	MR. RAGHAV BAGAI
4	B-105	1613.401	30-May-23	**1,72,51,792**	10,00,000	1,62,51,792	M/S FORESIGHT CONTRACTORS LLP
5	C-106	1441.824	04-May-23	**1,78,70,310**	17,84,628	1,60,85,682	MR. SUMIT CHAUHAN
6	B-103	1613.401	30-May-23	**1,94,25,441**	10,00,000	1,84,25,441	MR. VISHWA RANJAN
7	B-104	1613.401	30-May-23	**1,95,68,199**	10,00,000	1,85,68,199	MR. KISHORE HINGORANI

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

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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
1.	Approval of Service Plan/ Estimates	DTCP, Haryana	04.05.2023	
2.	Approval of Standard design of SCO's of Commercial site	DTCP, Haryana	06.06.2023	

6.2 Approvals expired during the quarter

Sr. No.	Nature of approval	Approving authority	Date of expiry	Details of renewable

ALTOS BUILDTECH INDIA PVT. LTD.

						application submitted
		1.	No approvals expired during this quarter			

	6.3	**Approvals applied during the quarter**			
		Sr. No.	Nature of approval	Approving authority	Date of submission of application for approval
		1.	No approvals applied during this quarter		

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	681.58
	7.2	Instalments collected against sales made during previous period	615.00
	7.3	Total collections during the quarter	**1,296.58**
	7.4	70% of total collections to be deposited in RERA bank account	907.61
	7.5	Amount deposited in RERA bank account during the quarter	516.63
	7.6	Is there any discrepancy between 6.4 and 6.5	Yes, Due to cheques under clearing

ALTON BUILDTECH INDIA PVT. LTD.

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	5,353.53
	8.2	Withdrawal during the quarter (Withdrawal during the quarter as per CA certificate (Rs. in Lacs)	300.00
	8.3	Balance at the end of the quartser (Rs. in Lacs)	257.93
	8.4	Total withdrawal at the start of the quarter (Rs. in Lacs)	354.20
	8.5	Total withdrawal upto end of the quarter	654.20
	8.6	Total withdrawal as % of total project cost	8.27%

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					

ALTAMONT BUILDTECH INDIA PVT. LTD.

LIST OF ANNEXURES

Sr. No.	Annexure No.	Documents	Page no.
1.	A1	CA Certificate	
2.	A2	Engineer Certificate	
3.	A3	Architect Certificate	
4.	A4	Project site photographs	
5.	A5	Copy of approval received	

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.

ALTAN BUILDTECH INDIA PVT. LTD.

TARUN MITTAL & CO.
Chartered Accountant

Lohar Chopta, Panchayati Gate,
Bhiwani-127021 (Haryana)
Mob.: 9992190601, 7015925746
Email : cataruanmittal01@gmail.com

Chartered Accountants Certificate

10th Jun2023

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 Jun 2023.

S. No.	Particulars	Information
1.	Project/Name of the project	Tatva Estates
2.	Location	Sector 99A, Gurugram
3.	Licensed area in acres	5 Acres
4.	Area for registration in acres	5 Acres
5.	HARERA registration	43 of 2023, dated 02.03.2023
6.	Name of licensee	Alton Buildtech India Pvt Ltd
7.	Name of collaborator	Alton Buildtech India Pvt Ltd
8.	Name of developer	Alton Buildtech India Pvt Ltd
9.	Estimated cost of real estate project	Rs. 7914.29/- Lacs

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.	13/07/2023
2.	Name of chartered accountant firm/ Individual	Tarun Mittal & Co

3. Certify withdrawal of money from separate RERA account at the end of the quarter for the aforesaid project is 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 date June 30, 2023

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 projects are also valid on date.

Date : 13/07/2023
Place : GURUGRAM

Yours faithfully,

CA TARUN MITTAL
UDIN 23544876BGXBCE1163

For (name of CA firm) TARUN MITTAL & CO
Proprietor Membership No. 544576

ALTON BUILDTECH INDIA PVT. LTD.

TARUN MITTAL & CO.
Chartered Accountant

Lohar Chopta, Panchayati Gate,
Bhiwani-127021 (Haryana)
Mob.: 9992190601, 7015925746
Email : catarunmittal01@gmail.com

Table – A

S. No.	Particulars	Estimated Column – A		Column - B	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & Paid	(%) of total incurred
1.	Land Cost	4,380.99	55.36%	4,380.99	81.63%
2.	External Development Charges	596.88	7.54%	221.42	4.14%
3.	Infrastructure Development Charges	111.29	1.41%	55.65	1.04%
4.	Internal Development Works	1234.14	15.59%	234.25	4.38%
5.	Cost of construction		0.00%	-	0.00%
6.	Cost of construction of communicating		0.00%		0.00%
7.	Other cost	1,590.99	20.10%	461.22	8.61%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) as estimated cost (column A)	Rs. 7,914.29/- Lacs			
9.	Total cost incurred and paid of the real estate project (1+2+3+4+5+6+7) as 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)	Rs. 5,353.53/- Lacs			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	As per Architect's Certificate various components of the project are at different percentage of completion.			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-a-vis the total estimated cost. (Sr. No. 9/ Sr. No. 8)	67.64% (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)	Rs. 5,353.53/- Lacs (Sr. no. 8 x Sr. no. 11)			
13.	Less: Amount withdrawn till date of this certificate as per the books of account and bank statement	Rs.654.20/- Lacs			
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	Rs.4,699.33 /- Lacs			

Note: - Amount under land cost for the quarter shall be worked out by dividing the total land cost by totalNumber of quarters in which project is proposed to be completed.

UDIN:- 23544876BGXBCE1163

ALTOS BUILDTECH INDIA PVT. LTD.

TARUN MITTAL & CO.
Chartered Accountant

Lohar Chopta, Panchayati Gate,
Bhiwani-127021 (Haryana)
Mob.: 9992190601, 7015925746
Email : cataruanmittal01@gmail.com

Table – B

Details of SEPARATE RERA bank account:

1.	Bank Name	HDFC BANK LTD
2.	Branch Name	JMD Megapolis, Sohna Road, Gurugram, Haryana 122018
3.	Account No.	99900000902902
4.	IFSC code	HDFC0003648
5.	Opening Balance at the end of previous quarter (as on 01.04.2023)	INR 41,30,016.52
6.	Deposits during the quarter under report	INR 5,16,62,928.02
7.	Withdrawal during the quarter under report	INR 3,00,00,000.00
8.	Closing Balance at the end of previous quarter (as on 30.06.2023)	INR 2,57,92,944.54

CERTIFICATION BASED ON DOCUMENTS/DETAILS AND INFORMATION PROVIDE BY THE MANAGEMENT OF THE COMPANY.

DATE: 11/07/2023

UDIN: 23544876BGXBCE1163

ALTOGETHER BUILDTECH INDIA PVT. LTD.

NEGI & ASSOCIATES

AMIT NEGI
SE-0264, E-00121

Architect / Structural Engineer/Engineer

Type-II, Flat No.-6, Varun Niketan,
Pitampura, New Delhi-110034
M. No-8130224302, 9891341937

Annexure B

Engineer's Certificate			
Report for quarter ending			30th June 2023
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	Tatva Estates
	2.	Location	Sector 99A, Gurugram
	3.	Licensed area in acres	5 Acres
	4.	Area for registration in acres	5 Acres
	5.	HARERA Registration No.	43 of 2023, dated 02.03.2023
	6.	Name of licensee	Alton Buildtech India Pvt Ltd
	7.	Name of collaborator	Alton Buildtech India Pvt Ltd
	8.	Name of developer	Alton Buildtech India Pvt Ltd
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	04-07-2023
	2.	Name of engineering firm/ individual	NEGI & ASSOCIATES
	3.	Date of site inspection	03-07-2023

Amit Negi Structure Engineer
MCD Licence No. SE / 0264
6, Varun Niketan, Pitampura
9711743105

ALTON BUILDTECH INDIA PVT. LTD.

3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	Consultants	Name
	1.	Siteengineer	Raj Partap Singh
	2.	Structural consultant	Gian P. Mathur & Associates (P) Ltd.
	3.	Proof consultant	N/A
	4.	MEP consultant	SAN Design consultant & Saviram Engineering Consultant Pvt. Ltd.
	5.	Quantity surveyor	Jitesh Pandey
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	Rs. 1,234.14 Lacs (Total of table A and table B)
	2.	Estimated cost incurred till date (based on site inspection)	Rs. 234.25 Lacs
	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.	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 **Directorate of Town and Country Planning, 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.		

Amit Negi Structure Engineer
MCD Licence No. SE / 0264
6, Varun Niketan, Pitampura
9711743105

PLATOON BUILDTECH INDIA PVT. LTD.

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	: 04-07-2023	Yours faithfully, Amit Negi Structure Engineer MCD Licence No. SE / 0264 6, Varun Niketan, Pitampura 9711743105 **Amit Negi**
Place	: Gurugram	
Local authority license No.	: E/00121	
Local authority license no. valid till (date)	: DECEMBER/2023	

***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.

ALTUM BUILDTECH INDIA PVT. LTD.

Amit Negi Structure Engineer
MCD Licence No. SE / 0264
6, Varun Niketan, Pitampura
9711743105

Table – A	
Building/ Tower No.	Tatva Estates
Name of the building/ tower if any	Tatva Estates

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. 43 of 2023 comes to	1234.14
2.	Total expenditure on the project/ phase	234.25
3.	Percentage of work done with reference to total estimated cost	18.98%
4.	Balance estimate cost to be incurred on the project	999.89
5.	Cost incurred on additional/ extra items as on 30.06.2023 not included in the estimated cost (Table - C)	0

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	-	1234.14
2.	Expenditure incurred as on 30.06.2023	-	234.25
3.	Work done in percentage (as percentage of the total estimated cost)	-	18.98%
4.	Balanced cost to be incurred (based on estimated cost)	-	999.89
5.	Cost incurred on additional/ extra items as on 30.06.2023 not included in the estimated cost (Table-D)	-	Nil

Amit Negi Structure Engineer
MCD Licence No. SE / 0264
6, Varun Niketan, Pitampura
9711743105

ALTON BUILDTECH INDIA PVT. LTD.

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	708.17
2.	EDC, IDC paid so far as on 30.06.2023	277.07
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	39.12%
4.	Balance EDC/ IDC to be paid	431.10

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	NA

Note: (*) extend as per requirement

Amit Negi Structure Engineer
MCD Licence No. SE / 0264
6, Varun Niketan, Pitampura
9711743105

ALTOM BUILDTECH INDIA PVT. LTD.

Annexure A

Architect's Certificate*

Report for quarter ending	June 2023
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.

S. No.	Particulars	Information
1.	Project/Phase of the project	TATVA ESTATES
2.	Location	Sector – 99A, Gurugram
3.	Licensed area in acres	5.0 Acres
4.	Area for registration in acres	5.0 Acres
5.	HARERA Registration No.	43 of 2023 dated 02.03.2023
6.	Name of Licensee	M/s. Alton Buildtech Pvt.Ltd.
7.	Name of Collaborator	Not Applicable
8.	Name of Developer	M/s. Alton Buildtech Pvt.Ltd.

2. Details related to inspection are as under

1.	Date of certifying of percentage of construction work/ site inspection	30-06-2023
2.	Name of Architect/ Architect's firm	Gian P Mathur and Associates Private Limited
3.	Date of site inspection	30-06-2023

Gian P. Mathur & Associates (P) Ltd. Architects Planner's & Valuers C-28, East of Kailash, N.Delhi

ALTON BUILDTECH INDIA PVT. LTD.

GIAN P. MATHUR & ASSOCIATES (P) LTD.
C-28, East Of Kailash, New Delhi-110065
46599599 46599512
info@gpmindia.com www.gpmindia.com

3. Following technical professionals are appointed by promoter: -(as applicable)

S. No.	Consultants	Name
1.	Site engineer	Raj Pratap Singh
2.	Structural consultant	Gian P Mathur and Associates Private Limited
3.	Proof consultant	
4.	MEP consultant	San Design Consultants (Electrical) Saviram Engineering Consultants Pvt. Ltd. (Plumbing and Fire Fighting)
5.	Site supervisor/incharge	Nagesh Vasudeva

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 : 01-July-2023

Place : New Delhi

Yours [illegible]

Gian P. Mathur & Associates (P) Ltd. Architects Planner's & Valuers C-56, East of Kailash, N.Delhi

For GIAN P. MATHUR & ASSOCIATES PVT. LTD

Council of architects (CoA) registration no. : CA/80/05769

Council of architects (CoA) registration valid till (date) : 31/12/2025

ALTEN BUILDTECH INDIA PVT. LTD.

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.	Substructure (Inclusive of excavation, foundation, basements, water proofing, etc.)		NA	NA	NA
2.	Super structure (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		NA	NA	NA
3.	MEP				
	3.1	Mechanical (Lifts, ventilation, etc.)	NA	NA	NA
	3.2	Electrical (Conducting, wiring, fixtures, etc.)	NA	NA	NA
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	NA	NA	NA
4.	Finishing				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	NA	NA	NA
	4.2	External (Plaster, painting, facade, etc.)	NA	NA	NA

Gian P. Mathur & Associates (P) Ltd. Architects Planner's & Valuers C-52 East of Kailash N.D.-65

ALADDIN BUILDTECH INDIA PVT. LTD.

S. No.	Tasks/Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation				70%	
2.	Laying of foundation					
	(i)	Raft			NA	
	(ii)	Pile			NA	
3.	Number of basement(s)					
	(i)	Basement Level 1			NA	
	(ii)	Basement level 2*			NA	
4.	Waterproofing of the above sub-structure (wherever applicable)				40%	
	Super-Structure Status					
5.	Total floors in the tower/ building				NA	
6.	Total area on each floor				NA	
7.	Stilt floor/ ground floor				NA	
8.	Status of laying of slabs floor wise				NA	
	Cumulative number of slabs in the building/ tower ..... laid by end of				NA	
9.	Status of construction					
	(i)	Walls on floors			NA	
	(ii)	Staircase			NA	
	(iii)	Lift wells along with water proofing			NA	
	(iv)	Lift lobbies/ common areas floor wise			NA	
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			NA	
	(ii)	Electrical works including wiring			NA	
	(iii)	Plumbing works			NA	
12.	Status of wall plastering					
	(i)	External plaster			NA	
	(ii)	Internal plaster			NA	
13.	Status of wall tiling					
	(i)	In bathroom			NA	
	(ii)	In kitchen			NA	
14.	Status of flooring					
	(i)	Common areas			NA	
	(ii)	Units/ flats			NA	

Architects Planner's & Valuers

ALTAN BUILDTECH INDIA PVT. LTD.

Sr. No.	Tasks/Activity Sub-Structure Status		Description of work done	Percentage of total proposed work
15.	Status of white washing			
	(i)	Internal walls		NA
	(ii)	External walls		NA
16.	Status of finishing			
	(i)	Staircase with railing		NA
	(ii)	Lift wells		NA
	(iii)	Lift lobbies/ common areas floor wise		NA
17.	Status of installation			
	(within flat/unit)			NA
	(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		20%
	(ix)	Firefighting fitting and equipment's as per CFO NOC		0%
	(x)	Electrical fittings in common areas		0%
	(xi)	Compliance to conditions of environment/ CRZ NOC		
18.	Waterproofing of terraces			NA
19.	Entrance lobby finishing			NA
20.	Status of construction of compound wall			11%

Note: (*) extend rows as per requirement.

Gian P. Mathur & Associates
Architects Planner's & Valuers
C-28, East of Kailash

ALLEN BUILDTECH INDIA PVT. LTD.

Table-B

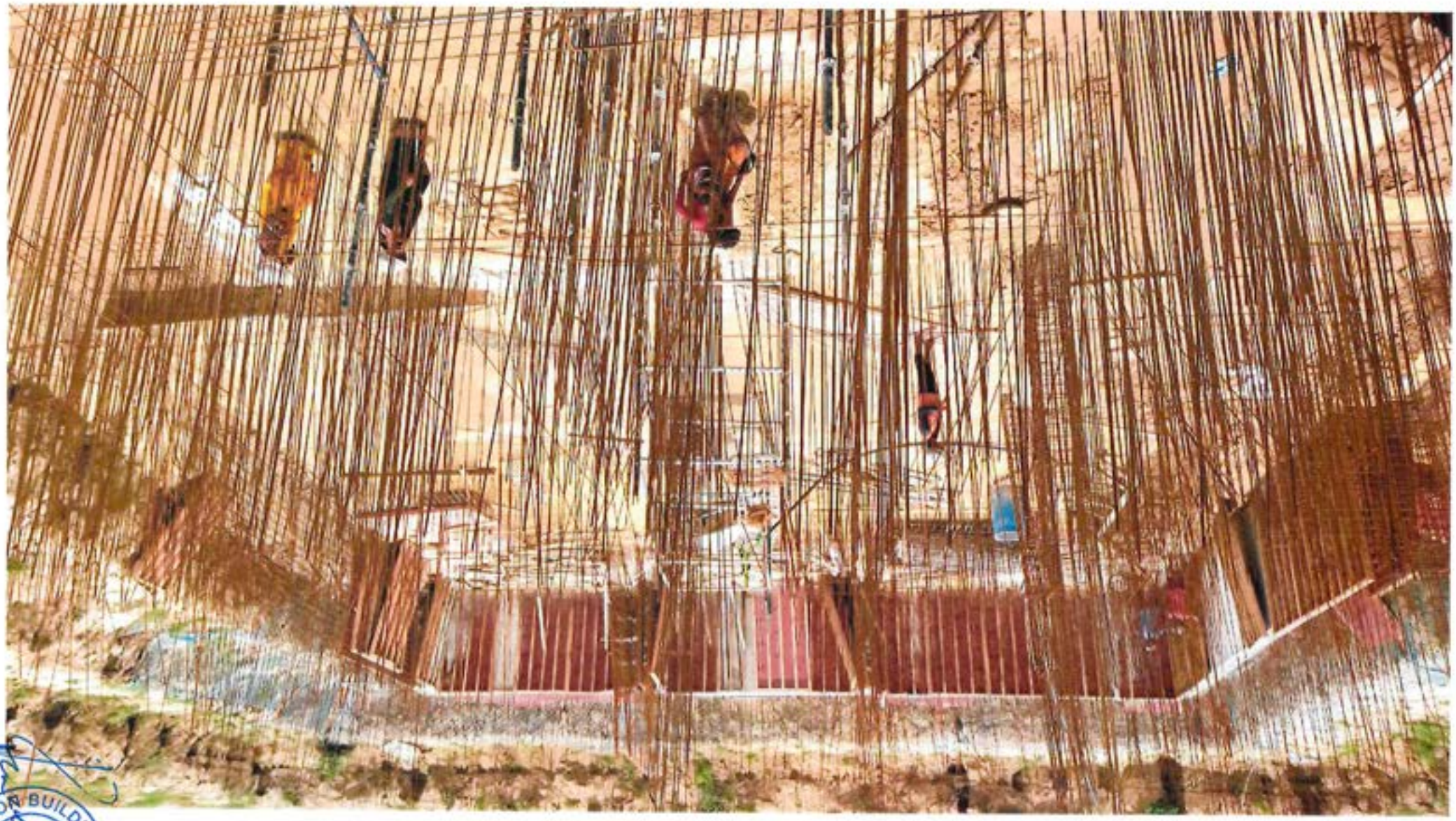
Sr. No.	Common areas and facilities amenities	Proposed (Yes/No)	Percentage of work done	remarks
B-1	Services			
1.	Internal roads & pavements	Yes	30%	
2.	Parking	No	-	
	Covered no.....			
	Open no.....			
3.	Water supply	Yes	0%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	0%	
5.	Storm water drains	Yes	0%	
6.	Landscaping & tree plantation	Yes	0%	
7.	Parks and playgrounds			
	Fixing of children play equipment's			
	Benches			
8.	Shopping area	Yes	0%	
9.	Street lighting/ electrification	Yes	0%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	20%	
11.	Solid waste management & disposal	Yes	0%	
12.	Water conservation, rain water, harvesting, percolating well/ pit	No		
13.	Energy management (solar)	No		
14.	Fire protection and fire safety requirements	Yes	0%	
15.	Electrical meter room, sub-station, receiving station	Yes	0%	
16.	Other (option to add more)			
B-2	Community building to be transferred to RWA			
17.	Community centre	No		
18.	others			
B-3	Community buildings not to be transferred to RWA/competent authority			
19.	Schools	No		
20.	Dispensary	No		
21.	Club	No		
22.	Others			
B-4	Services/ facilities to be transferred to competent authority			
23.	*			

Gian P. Mathur & Associates (P) Ltd. Architects Planner's & Valuers C-286, East of Kailash, N.Delhi

ALTO BUILDTECH INDIA PVT. LTD.

ALTRON BUILDTECH INDIA PVT. LTD.

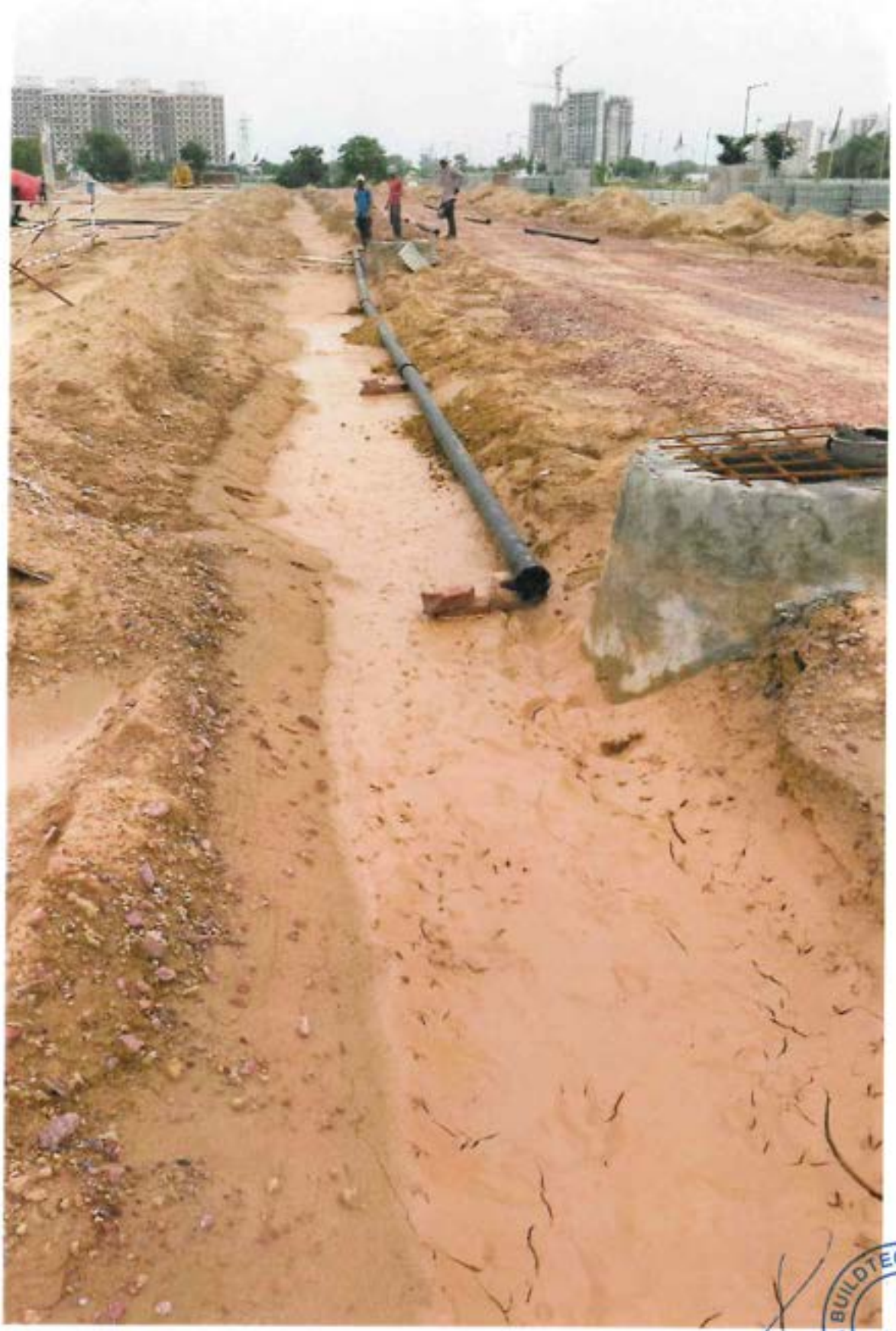
ALPA BUILDTECH INDIA PVT. LTD.



ALTON BUILDTECH INDIA PVT. LTD.


30/5/23

ALTO BUILDTECH INDIA PVT. LTD.



ATN BUILDTECH INDIA PVT. LTD.

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com
website:-http://tcpharyana.gov.in

To

Alton Buildtech India Pvt. Ltd,
Adani House, Plot No.83 Institutional Area,
Sector-32, Gurugram-122001.

Memo No. LC-4813/PA(VA)/2023/ 12865 Dated: 04/05/2023

Subject: **Approval of Service Plan/Estimates of an Affordable Residential Plotted Colony under DDJAY over an area measuring 5.00 acres bearing Licence no. 200 of 2022 dated 05.12.2022 (migration from licence no. 73 of 2021 dated 17.09.2021) falling in the revenue estate of village Gopalpur, Sector-99A, Gurugram.**

The service plan estimates for aforesaid colony have been checked and corrected wherever necessary by Chief Engineer-I, HSVP, Panchkula and are hereby approved subject to the following terms & conditions:

1. That you will abide by all the conditions and notes mentioned in the Service Plan Estimates of the subject cited colony contained in the Chief Engineer-I, HSVP, Panchkula office memo dated 03.03.2023.
2. That you will have to pay the proportionate cost to the External Development Charges for setting up of Affordable Residential Plotted Colony under DDJAY for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting, horticulture and maintenance thereof etc. on gross acreage basis as and when determined by HSVP. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon the colonizer.
3. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
4. That you shall be responsible for maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility and there upon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.
5. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. LED lamps shall be provided to meet the requirement of HVPNL and as well environment.
6. It is made clear that appropriate provision for fire-fighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained from the competent authority before undertaking any construction. You shall be sole responsible for fire safety arrangement.
7. All technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended as Annexure-A.

ALTON BUILDTECH INDIA PVT. LTD.

8. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Acts.

A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply three additional copies of the approved service plan/ estimates to the Chief Engineer-I, HSVP Panchkula under intimation to this office.

DA/As Above.

(S.K. Sehrawat)
District Town Planner (HQ)
For Director General, Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-4813/PA(VA)-2023/ Dated:

A copy is forwarded to the Chief Engineer-I, HSVP Panchkula with reference to his memo No. CE-I/SE(HQ)/SDE(W1)/SDE(W-2)/2023/45018 dated 03.03.2023 for information and necessary action please.

(S.K. Sehrawat)
District Town Planner (HQ)
For Director General, Town & Country Planning,
Haryana, Chandigarh

ALTOZ BUILDTECH INDIA PVT. LTD.

Directorate of Town and Country Planning, Haryana,

Nagar Yojna Bhawan, Block-A, Plot No.-3, Sector-18A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475, Tel.: 0172-2549851, E-mail: tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No. ZP-1711/JD(RD)/2023/ 17356 Dated 06/06/23

To

Alton Buildtech India Pvt. Ltd.,
Adani House, Plot No. 83 Institutional Area,
Sector-32, Gurugram.

Subject: **Approval of standard design of SCO's of Commercial site measuring 809.107 sqm falling in Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) over an area measuring 5.00 acres (Licence No. 200 of 2022 dated 05.12.2022) in Sector-99A, Gurugram being developed by Alton Buildtech India Pvt. Ltd.**

Please find enclosed a set of approved Standard Design of commercial site given as under:-

Description	Area	Drawing No.	Dated
Commercial Site	809.107 sqm.	DGTCP-9302 (I to V)	06.06.2023

The standard designs are approved with the following conditions:-

(i) The connecting corridors/passage provided at ground Floor shall be used for circulation purpose only for the general public and shall not be sold in any manner whatsoever.

(ii) The developer/individual allottees shall get detailed building plans of SCOs/Booths etc. approved from DTP office.

(iii) The parking/open area shall not be sold in any manner whatsoever.

(iv) That you shall transfer the area falling under roads and land pocket which is earmarked for community site shall be transferred within a period of 30 days, in favour of the Govt from the date of approval of Standard Design.

(i) That you shall comply the office order dated 31.01.2022.

DA/as above

(Hitesh Sharma)
Senior Town Planner, (HQ),
For: Director General, Town and County Planning Department,
Haryana, Chandigarh.

Endst. No. ZP-1711/JD(RD)/2023/ _____ Dated _____

A copy alongwith a set of approved Standard Designs is forwarded to the following for information and necessary action as per office order dated 31.01.2022 pertaining to Standard-Operating-Procedure (SOP) to be followed for approval of Standard Design/ Building Plan/ OC in Commercial Plotted Site/Colony:-

1. Senior Town Planner, Gurugram alongwith a set of approved Standard Design.
2. District Town Planner, Gurugram alongwith a set of approved Standard Design.

DA/As above.

(Hitesh Sharma)
Senior Town Planner, (HQ),
For: Director General, Town and County Planning Department,
Haryana, Chandigarh.

ALTON BUILDTECH INDIA PVT. LTD.