adani
Realty

To,

Dated: 15-01-2024

The Chairman,
Haryana Real Estate Development Authority,
Gurugram.

Subject: Quarterly Progress Report for October to December 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 October to December 2023 of Real Estate Regulation and Development in latest format of HARERA Gurugram duly certified and signed by charted accountant for the Quarter October to December 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.

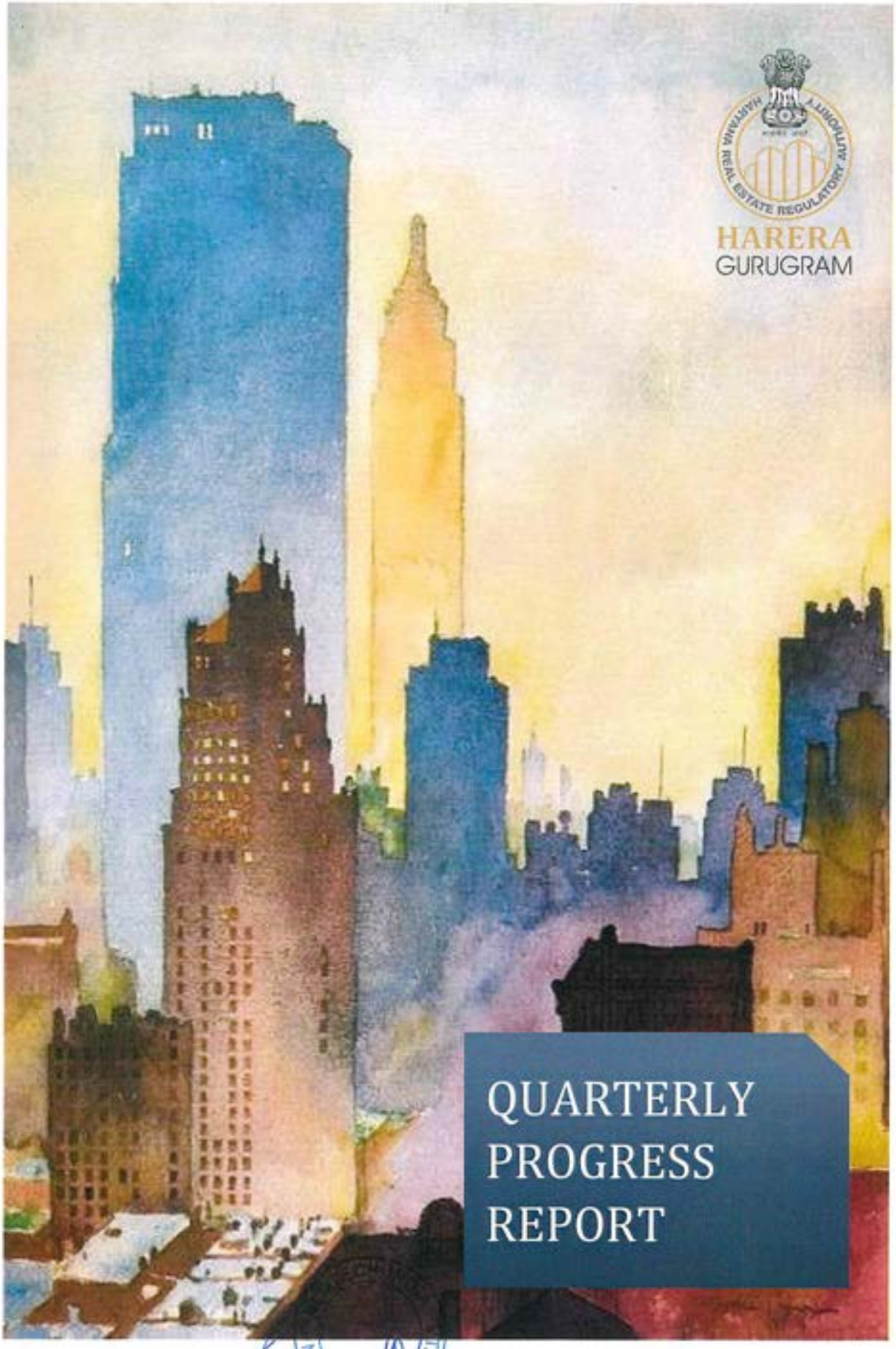
Thanking You.

Yours Sincerely,
For Alton Buildtech India Pvt. Ltd.

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


HARERA
GURUGRAM
QUARTERLY
PROGRESS
REPORT

HARERA
GURUGRAM

QUARTERLY
PROGRESS REPORT

NAME OF THE PROJECT/ PHASE
Tatva Estates
REPORT FOR QUARTER ENDING
December 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: 15/01/2024

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

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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)	31st December 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	69	31/03/2024				
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 D-1						
Tower D-2						
Tower C-Commercial						

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	Tower E-Commercial						
	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	88%	65%		
	2.	Parking				
	3.	Water Supply	85%	65%		
	4.	Sewerage	85%	65%		
	5.	Electrification	80%	35%		
	6.	Storm Water drainage	80%	62%		
	7.	Parks and Play grounds				
	8.	Street Light	80%	5%		
	9.	Renewable energy system				
	10.	Security and Firefighting services	50%	30%		
	11.	STP	75%	45%		
	12.	Underground tank	75%	45%		
	13.	Rain water harvesting		15%		
	14.	Electrical sub station	80%	75%		
	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	-	-	-	NA
2.	External development charges	-	81.25	81.25	NA
3.	Infrastructure development charges	-	-	-	NA
4.	Internal development works	1.93	84.76	82.83	NA
5.	Cost of construction	-	-	-	NA
6.	Cost of construction of community facilities	-	-	-	NA
7.	Others cost	130.89	187.00	56.11	NA
8.	Expenditure during the quarter (1+2+3+4+5+6+7)	**132.82**	**353.01**	**220.19**	NA
9.	Total expenditure upto end of previous quarter	5,531.94	6,055.80	523.87	NA
10.	Cumulative cost at the end of the quarter (8+9)	**5,664.76**	**6,408.81**	**744.06**	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	71.58%	80.98%		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	2,321.58	1,752.46	569.12	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	**2,321.58**	**1,752.46**	**569.12**	**NA**
6.	Cumulative availability of funds	8,575.90	4,526.96	4,048.94	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	132.82	353.01	220.19	NA
2.	Total fund availability during the quarter	2,321.58	1,752.46	569.12	NA
3.	Net cash flow during the quarter	2,188.76	1,399.45	789.31	NA

	4.	Cumulative cash flow till end of the quarter	2,911.14	-1,881.85	4,792.99	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)
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		
2.			

3. List of legal cases (if any)

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

4. Sale report during the quarter

Sr. No.	Unit no.	Total area	Date of booking	Sale value (Rs.)	Collection (Rs.)	Balance (Rs.)	Name of allottee

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
1.	No approval received during this quarter			

6.2 Approvals expired during the quarter

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

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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	1,752.46
	7.3	Total collections during the quarter	**1,752.46**
	7.4	70% of total collections to be deposited in RERA bank account	1,226.72
	7.5	Amount deposited in RERA bank account during the quarter	1,111.63
	7.6	Is there any discrepancy between 6.4 and 6.5	Yes, Due to cheques under clearing
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	6,408.81
	8.2	Withdrawal during the quarter (Withdrawal during the quarter as per CA certificate (Rs. in Lacs)	1,800.00
	8.3	Balance at the end of the quarter (Rs. in Lacs)	38.90
	8.4	Total withdrawal at the start of the quarter (Rs. in Lacs)	1,304.20
	8.5	Total withdrawal upto end of the quarter	3,104.20

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	8.6	Total withdrawal as % of total project cost	39.22%

9. Government dues payment details

Sr. No.	Dues	Total payable (Rs in lacs)	Payable upto end of the quarter (Rs in lacs)	Paid upto end of the quarter (Rs in lacs)	Balance payable at the end of the quarter (Rs in lacs)
1.	External development works	596.88	596.88	390.47	206.41
2.	Infrastructure development charges	111.29	111.29	55.65	55.64
Total			**708.17**	**708.17**	**446.12**

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	

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.

ALTIUS BUILDTECH INDIA PVT. LTD.

O/C

TARUN MITTAL & CO.
Chartered Accountant

New Ghanshyam Market
Near Anju Nursing Home, Naya Bazar Road
Bhiwani-127021 (Haryana)
Mob.: 9992190601, 7015925746
Email : catarunmittal01@gmail.com

Chartered Accountants Certificate

		31st December 2023
Subject		Certificate for withdrawal of money from separate RERA Account at the end of the quarter.

1. We have undertaken assignment as Chartered Accountant for certifying withdrawal of money from Separate RERA account at the end of the quarter December 2023.

S. 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	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. 7,914.29/- 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.	15/01/2024
2.	Name of chartered accountant firm/ Individual.	Tarun Mittal & Co

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 (December 31, 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 promoter are also valid on date.

Date	:15/01/2024	Yours faithfully,
Place	GURUGRAM	TARUN MITTAL & CO. MRN No 544876 FRN No-013008N Chartered Accountants CA TARUN MITTAL UDIN: 24544876BKDNNO7646
For (name of CA firm)	TARUN MITTAL & CO	
Proprietor Membership No.	544876	

ALTON BUILDTECH INDIA PVT. LTD.

TARUN MITTAL & CO.
Chartered Accountant

New Ghanshyam Market
Near Anju Nursing Home, Naya Bazar Road
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	68.36%
2.	External Development Charges	596.88	7.54%	390.47	6.09%
3.	Infrastructure Development Charges	111.29	1.41%	55.65	0.87%
4.	Internal Development Works	1234.14	15.59%	656.12	10.24%
5.	Cost of construction	-	0.00%	-	0.000
6.	Cost of construction of communicating facilities	-	0.00%	-	0.000
7.	Other cost	1,590.99	20.10%	925.58	14.44%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of 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) 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)	**Rs. 6,408.81 /- 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-à-vis the total estimated cost. **(Sr. No. 9/ Sr. No. 8)**	80.98% (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. 6,408.81 /- Lacs** (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	**Rs. 3,104.20/- Lacs**			
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	**Rs. 3,304.61/- Lacs**			

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.

ALTO BUILDTECH INDIA PVT. LTD.

TARUN MITTAL & CO. Chartered Accountants

TARUN MITTAL & CO.
Chartered Accountant

New Ghanshyam Market
Near Anju Nursing Home, Naya Bazar Road
Bhiwani-127021 (Haryana)
Mob.: 9992190601, 7015925746
Email : catarunmittal01@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 01.10.2023)	INR 72,726,564.58
6.	Deposits during the quarter under report	INR 111,163,194.33
7.	Withdrawal during the quarter under report	INR 180,000,000.00
8.	Closing Balance at the end of previous quarter (as on 31.12.2023)	INR 3,889,758.91

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

DATE: 15/01/2024

UDIN: 24544BKBHND7646

TARUN MITTAL & CO. Chartered Accountants

LTOH 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			31st December 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	30-12-2023
	2.	Name of engineering firm/ individual	NEGI & ASSOCIATES
	3.	Date of site inspection	30-12-2023

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

ALTON BUILDTECH PVT. LTD.

3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	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	Rohit Kumar
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. 656.12 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	Rs. 578.02 Lacs
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

ALTON 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	: 31-12-2023	Yours faithfully, Amit Negi Structure Engineer MCD Licence No. SE / 0264 6, Varun Niketan, Pitampura Amit Negi 9711743105
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.

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

ALTON ENGINEERS (INDIA) PVT. LTD.

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	NA
2.	Total expenditure on the project/ phase	NA
3.	Percentage of work done with reference to total estimated cost	NA
4.	Balance estimate cost to be incurred on the project	NA
5.	Cost incurred on additional/ extra items as on 31.12.2023 not included in the estimated cost (Table - C)	NA

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	-	1,234.14
2.	Expenditure incurred as on 31.12.2023	-	656.12
3.	Work done in percentage (as percentage of the total estimated cost)	-	53.16%
4.	Balanced cost to be incurred (based on estimated cost)	-	578.02
5.	Cost incurred on additional/ extra items as on 31.12.2023 not included in the estimated cost (Table-D)	-	Nil

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

ARCH 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 31.12.2023	446.12
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	63.00%
4.	Balance EDC/ IDC to be paid	262.05

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

M/S BUILDTECH INDIA PVT. LTD.

Annexure A

Architect's Certificate•

Report for quarter ending	September 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	30-09-2023
2.	Name of Architect/ Architect's firm	Gian P Mathur and Associates Private Limited
3.	Date of site inspection	30-09-2023

Gian P. Mathur & Associates (P) Ltd. Architects Planners & Valuers C-28, East of Kailash, N.D.-65

ALTON BUILDTECH INDIA PVT. LTD.

GIAN P. MATHUR & ASSOCIATES (P) LTD.
C-28, East Of Kailash, New Delhi-110065
T: 46599599 | F: 46599512
E: info@gpmindia.com | W: 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 Associated Private Limited
	3.	Proof consultant	N/A
	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-January-2024**

Place : **New Delhi**

Yours Faithfully,

Gian P. Mathur & Associates (P) Ltd. Architects Planners & Valuers C-55, East of Kailash, N.D.-65

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**

ALTOGETHER 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

ALTAN BUILDTECH INDIA PVT. LTD.

Glen P. Mathur & Associates Pvt. Ltd. Architects Planners & Valuers C-65, East of Kailash, N.D.-65

S. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation				85%	
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)				46%	
	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 quarter				NA	
9.	Status of construction				NA	
	(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				NA	
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	

ALTAN BUILDTECH INDIA PVT. LTD.

Glan P. Mathur & Associates (P) Ltd. Architects Planners & Valuers C-65, East of Kailash, N.D.-65

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		28%
	(ix)	Firefighting fitting and equipment's as per CFO NOC		0%
	(x)	Electrical fittings in common areas		
	(xi)	Compliance to conditions of environment/ CRZ NOC		0%
18.	Waterproofing of terraces			
19.	Entrance lobby finishing			
20.	Status of construction of compound wall			75%

Note: (*) extend rows as per requirement.

Glin P. Mathur & Associates (P) Ltd. Architects Planners & Valuers C-55, East of Kailash, N.D.-65

ALTA 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	50%	
2.	Parking			
	Covered no.			
	Open no.			
3.	Water supply	Yes	25%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	25%	
5.	Storm water drains	Yes	25%	
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	35%	
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 center	No		
18.	others	No		
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 Planners & Valuers C-55, East of Kailash, N.D.-65

ALTA BUILDTECH INDIA PVT. LTD.

adani
03-Jan-2024 11:48:21 am
Sector 99A
Gurugram
Gurgaon Division
Haryana

Road Works

STP Work

ALTEN BUILDTECH INDIA PVT. LTD.

Foundation work for Electrical Panels

ALTON BUILDTECH INDIA PVT. LTD.

ALLSON BUILDTECH INDIA PVT. LTD.

Utility and Services Works

Guard Room Works

Boundary Wall Works

ALTON BUILDTECH INDIA PVT. LTD.