GOVILKAR & ASSOCIATES
Chartered Accountants
H.O.:-5 & 6, Patel Pride, Patil Lane No2, College Road, Nashik-422005. Phone: (0253) 2574022, 2583694
Branch Office: 203, J P House, Ravinagar Square, Amravati Road, Nagpur- 440010.

FORM-3

[*see* Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(As on 31-12-2021)

Sr.No	Particulars	Amount (Rs.)	
		Estimated	Incurred
1	i. Land Cost :		
	a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	84,50,000.00	84,50,000.00
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	-	-
	c. Acquisition cost of TDR (if any)	82,19,380.00	82,19,380.00
	d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc ; and	-	-
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-	-
	Under Rehabilitation Scheme - (i) Estimated construction cost of rehab Building including site development andinfrastructure for the same as certified by Engineer.	-	-
	(ii) Actual Cost of construction of rehab building incurred as per the books of accountsas verified by the CA	-	-
	Note: (for total cost of construction		

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	incurred, Minimumof (i) or (ii) is to be considered).		
	(iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	-	-
	iv) Cost of ASR linked premium, fees, chargesand security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
	Sub-Total of LAND COST	**1,66,69,380.00**	**1,66,69,380.00**
	ii. **Development Cost/ Cost of Construction**		
	(a). (i) Estimated Cost of Construction as certified by Engineer	21,13,60,916.00	-
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	-	20,37,88,096.29
	Note : (for adding to total cost of construction incurred,Minimum of (i) or (ii) is to be considered).		
	(iii) On-site expenditure for development of entire project excluding cost of construction as per or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	2,39,36,250.00	2,98,94,579.39
	(b) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority	20,00,000.00	-
	(c)Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	-	21,62,167.00
	Sub-Total of Development Cost	**23,72,97,166.00**	**23,58,44,842.68**
2.	Total Estimated Cost of the Real Estate	**25,39,66,546.00**	



	Project [1(i) + 1(ii)] of Estimated Column.	
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	**25,25,14,222.68**
4.	% completion of Construction Work	99.38%
	(as per Project Architect's Certificate)	
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	99.42%
6.	Amount Which can be withdrawn from the Designated Account.	**25,25,14,222.68**
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	26,68,60,556.20
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	(1,43,46,333.52)

This certificate is being issued for RERA compliance in favour of ***Himalaya Infraprojects Sunshine Unit II***and is based on the records and documents produced before me and explanations provided to me by the members of the AOP.

Date : 04/04/2022
Place : Nagpur

For Govilkar and Associates
Chartered Accountants
FRN : 119099W

Govilkar & Associates ★ NAGPUR ★ Chartered Accountants

CA Chinmay V. Joshi
(Partner)
(M. No. : 194232)
(UDIN : 22194232AKECET8663)

Notes- :

a. Cost of Construction includes labour cost and material cost amounting to Rs.95,12,452.00/- and Rs.34,22,283.00/- respectively for which invoices are pending but work is done and payment released. Hence, considered in the cost of construction.

b. The above certificate is prepared on the basis of information and documents furnished before us by the AOP and are subject to any changes during the course of audit.