INV AND ASSOCIATES
CHARTERED ACCOUNTANTS

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Annexure D

FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

(As on 30.09.2023)

To,
HIMALAYA INFRAPROJECTS SUNSHINE UNIT II
Plot No. 189, Shivaji Nagar,
Nagpur - 440010.

Subject: - Certificate of Financial Progress of Work of **HIMALAYA SUNSHINE LOTUS APARTMENTS** having MahaRERA Registration Number **P50500046089** being developed by **HIMALAYA INFRAPROJECTS SUNSHINE UNIT II.**

Sir,

This Certificate is being issued for RERA compliance for the **HIMALAYA SUNSHINE LOTUS APARTMENTS** having MahaRERA Registration Number **P50500046089** being developed by **HIMALAYA INFRAPROJECTS SUNSHINE UNIT II** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Table A- Estimated Cost of the Project (at the time of Registration of Project)

Sr. No. (1)	Particulars (2)		Estimated Cost (At the Time of Registration of Project) (3)
1.	i. Land Cost :		
	a.	Value of the land as ascertained from the Annual Statement of Rates (ASR)	3,00,53,772.00
	b.	Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority	
	c.	Estimated Acquisition cost of TDR (if any)	14,29,585.00
	d.	Estimated Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc. and	
	e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	

I.N.V. & ASSOCIATES Chartered Accountants 159718W

Address: 6Th A, Gurushankar Apartment, Besides Indian Overseas Bank, Ravi Nagar, Nagpur - 440010.

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	f.	Under Rehabilitation scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	
		(ii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary Transit Accommodation. it Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	
		(iii) Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	
		(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	
		Sub-Total of LAND COST	**3,14,83,357.00**
	ii.	**Development Cost/ Cost of Construction :**	
		Estimated Cost of Construction as certified by Engineer.	20,84,68,137.00
		Cost Incurred on additional items not included in estimated cost (As per engineer certificate)	---
		Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e., salaries, consultants fees, site overheads, development works, cost of services (including wart, electricity, sewerage, drainage. Layout roads etc.), absorbed cost equipment including its here and maintenance costs, consumables etc.	74,88,298.00
		Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	20,00,000.00
		Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	
		Sub-Total of Development Cost	**21,79,56,435.00**
		Total Cost of the Project (Estimated)	**24,94,39,792.00**

- Pass through charges or indirect taxes not included in estimated cost of project.
- Estimated cost shall be revised through correction application.

Table B- Actual Cost Incurred on the Project (As on Date of Certificate)

Sr. No (1)	Particulars (2)		Amount (Rs.) Incurred Cost (3)
1.	**Land Cost :**		
	a.	Value of the land as ascertained from the Annual Statement of Rates (ASR)	3,00,53,772.00
	b.	Incurred Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	



	c.	Incurred Acquisition cost of TDR (if any)	16,84,891.00
	d.	Amounts paid to State Government/UT Administration 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 paid for redevelopment of land owned by public authorities.	--
	f.	Under Rehabilitation scheme: (i) Incurred Expenditure for construction cost of rehabilitation building. Minimum of (a) or (b) to be considered.	--
		a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	--
		b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	--
		(ii) Incurred Expenditure towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary Transit Accommodation. it Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	--
		(iii) Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in project of rehabilitation.	--
		(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	--
		Sub-Total of LAND COST	**3,17,38,663.00**
2.	**Development Cost/ Cost of Construction :**		
		Expenditure for Construction. Minimum of (a) and (b) to be considered.	4,12,18,595.57
		Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	
		Actual Cost of construction incurred as per the books of accounts as verified by the CA.	
		Cost Incurred on additional items not included in estimated cost (As per engineer certificate)	--
		Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e., salaries, consultants fees, site overheads, development works, cost of services (including wart, electricity, sewerage, drainage. Layout roads etc.), absorbed cost equipment including its here and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	40,97,411.44
		Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	1,08,141.00
		Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	4,10,790.00
		Sub-Total of Development Cost	**4,58,34,938.01**



3.	Total Cost of Project (Actual incurred as on Date of Certificate)	7,75,73,601.01
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	31.10%
5.	Amount which can be withdrawn from the Designated Account.	7,52,58,339.56
6.	Less: Amount withdrawn till date of this certificate from the Designated Account.	2,30,28,081.44
7.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate.	5,45,45,519.57

- Pass through charges or indirect taxes not included in incurred cost of the project.

Table C

Statement for calculation of Receivables from the Sales of the Real Estate Project

Sold/Booked Inventory

Sr. No. (1)	Flat No. (2)	Carpet Area (in Sq. Mtrs) (3)	Unit Consideration as per Agreement/Letter of Allotment (4)	Received Amount (5)	Balance Receivables (6)
1	105	93.444	63,00,000	24,47,550	38,52,450
2	201	93.354	60,00,000	27,09,000	32,91,000
3	302	95.222	63,00,000	24,47,550	38,52,450
4	401	93.354	60,00,000	23,31,000	36,69,000
5	402	95.222	63,00,000	8,00,000	55,00,000
6	403	100.130	63,00,000	24,60,931	38,39,069
7	501	93.354	64,00,000	20,83,200	43,16,800
8	601	93.354	60,00,000	23,53,000	36,47,000
9	605	93.444	60,00,000	1,00,000	59,00,000
10	701	93.354	62,00,000	23,92,425	38,07,575
11	702	95.222	60,00,000	5,00,000	55,00,000
12	704	94.606	63,00,000	7,00,000	56,00,000
13	705	93.444	63,00,000	3,50,000	59,50,000
14	801	93.354	60,00,000	21,78,000	38,22,000
15	802	95.222	64,00,000	24,65,568	39,34,432
16	901	93.354	60,00,000	23,31,000	36,69,000
17	905	93.444	63,00,000	8,50,000	54,50,000
18	G-01	28.860	30,00,000	17,00,000	13,00,000
19	G-02	28.529	30,00,000	16,00,000	14,00,000
20	G-03	34.632	30,00,000	18,00,000	12,00,000
21	G-04	28.860	35,00,000	50,000	34,50,000
	Totals	**1,723.75**	**11,76,00,000**	**3,46,49,224**	**8,29,50,776**

- Unit Consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes.



Unsold Inventory

Sr. No.	Floor/Wing	Flat No./Shop No. etc.	Carpet Area (in sq. m.)	Unit Consideration as per Ready Reckoner Rate
1	2	3	4	5
1	Basement (Lover Ground Floor)	B-01	28.860	10,38,960
2	Basement (Lover Ground Floor)	B-02	28.529	10,27,044
3	Basement (Lover Ground Floor)	B-03	34.632	12,46,752
4	Basement (Lover Ground Floor)	B-04	28.860	10,38,960
5	Basement (Lover Ground Floor)	B-05	28.860	10,38,960
6	Basement (Lover Ground Floor)	B-06	33.582	12,08,952
7	Ground (Upper Ground Floor)	G-05	28.860	10,38,960
8	Ground (Upper Ground Floor)	G-06	33.582	12,08,952
9	First Floor	F-01	28.860	8,45,598
10	First Floor	F-02	28.529	10,27,044
11	First Floor	F-03	34.632	12,46,752
12	First Floor	F-04	28.860	10,38,960
13	First Floor	F-05	28.860	10,38,960
14	First Floor	F-06	33.582	12,08,952
15	First Floor	F-07	22.657	8,15,652
16	Store attached to First Floor	At Upper Level	39.999	14,39,964
		At Lower Level	39.999	14,39,964
17	1st Floor	101	93.354	29,07,995
18	1st Floor	102	95.222	28,73,363
19	1st Floor	104	94.606	29,05,358
20	2nd Floor	202	95.222	28,73,363
21	2nd Floor	204	94.606	29,05,358
22	2nd Floor	205	93.444	29,33,809
23	3rd Floor	301	93.354	29,07,995
24	3rd Floor	303	100.130	29,05,358
25	3rd Floor	304	94.606	28,91,411
26	3rd Floor	305	93.444	29,33,809
27	4th Floor	404	94.606	28,91,411
28	4th Floor	405	93.444	29,33,809
29	5th Floor	502	95.222	28,73,363
30	5th Floor	503	100.130	29,05,358
31	5th Floor	504	94.606	28,91,411
32	5th Floor	505	93.444	29,33,809
33	6th Floor	602	95.222	28,73,363
34	6th Floor	603	100.130	29,05,358
35	6th Floor	604	94.606	28,91,411
36	7th Floor	703	100.130	29,05,358
37	8th Floor	803	100.130	29,05,358
38	8th Floor	804	94.606	28,91,411
39	8th Floor	805	93.444	29,33,809
41	9th Floor	902	95.222	28,73,363
42	9th Floor	903	100.130	29,05,358
43	9th Floor	904	94.606	28,91,411
44	10th Floor	1001	147.869	45,35,815

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45	10th Floor	1002	149.001	45,02,648
	TOTAL		**3,316.279**	**10,34,31,029**

Table D

Comparison between Balance Cost and Receivables

S.No. (1)	Particulars (2)	Amount (3)
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	17,18,66,190.99
2.	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	8,29,50,776.00
3.	i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts).	3,316.279 Sq Mtrs
	ii) Estimated amount of sales proceeds in respect of unsold apartment (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA)as per Table C to this certificate.	10,34,31,029.00
4.	Estimated receivables of ongoing Project. [Sum of 2+3(ii)]	18,60,81,805.00
5.	(To be Filled for Ongoing Projects only) Amount to be deposited in Designated Account - 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.	13,02,57,263.5

Table E

Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account till date)
1.	Opening Balance	0
2.	Deposits	2,48,94,958.20
3.	Withdrawals	2,30,28,081.44
4.	Closing Balance	18,66,876.76

I hereby certify that required proportion of money, as specified in the act, collected from allottee of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that **HIMALAYA INFRAPROJECTS SUNSHINE UNIT II,** has utilized the required proportion of money, as specified in the act, collected from allottee for this project only for land and construction of this project.

Table F

Means of Finance

S. No.	Particulars	Estimated (At the time of Registration) (In Rs.) (Proposed and indicative)	Proposed Estimated (As on the date of certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1.	Own Funds	3,41,63,663.00	3,41,63,663.00	2,17,53,692.81
2.	Total Borrowed Funds (Secured) Drawdown availed till date	6,00,00,000.00	6,00,00,000.00	1,50,00,000.00



3.	Total Borrowed Funds (Unsecured) Drawdown availed till date	-	-	38,55,422.75
4.	Customer Receipts used for Project	15,52,76,129.00	15,52,76,129.00	3,46,49,224.00
5.	Total Funds for Project	24,94,39,792.00	24,94,39,792.00	7,52,58,339.56
6.	Total Estimated Cost (As per Table A)	24,94,39,792.00	24,94,39,792.00	7,52,58,339.56

Table G

Any Comments/Observations of CA

1.	
2.	

Agreed and accepted by:

For HIMALAYA INFRAPROJECTS SUNSHINE II

Signature of Promoter
Name: Sunil R. Duddalwar

Yours Faithfully

For INV and Associates
Chartered Accountants

CA ILA VYAS
(Proprietor)
M No. - 619130
FRN - 159718W
UDIN: 23619130BHBXEJ5168

Date : 14.10.2023
Place : Nagpur