



D RATHI AND ASSOCIATES

Chartered Accountants
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UDIN :	23462634BHBNLW2781			FORM-REG-3
<u>CHARTERED ACCOUNTANT'S CERTIFICATE</u>				
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)				
Information as on : 31.08.2023				
Certificate No. - 01		Date : 10.10.2023		
Subject: Certificate of amount incurred on project "HIMALYA GALAXY" for Construction of 1 Building having RERA registration no UPRERAPRJ913198 situated in Plot no. 16/COM-9, Sector 16, Vrindavan Colony, Uttar Pradesh 226029 Demarcated by its boundaries (latitude and longitude of the end points) 26.750190; 80.954681 to the North to the South to the East to the West of Village- _____; Tehsil- Lucknow; Competent Authority- Lucknow Development Authority; District - Lucknow; PIN _____ admeasuring 517 sq.mts. area being developed by Himalya Developers Pvt Ltd. are as follows: Designated A/C No. - 50200081490294; HDFC Bank GROUND FLOOR COMMERCIAL PLOT NO 3, NIRALA NAGAR, LUCKNOW				
		Rs. In Lakhs		
S.No.	Particulars	Total Cost Estimated	Amount incurred	
1	2	3	4	
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (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. (if not included in para (a) above); (e) Interest (Other than Penal Interest , Penalties etc) paid to FI , Scheduled Banks , NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to ,Competent Authority.	633.74	339.88	
	SUB TOTAL LAND COST (in Rs.)	633.74	339.88	
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	35.00	31.00	
	SUB TOTAL FEES PAID (in Rs.)	35.00	31.00	
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site) , Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	276.00	108.15	
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	276.00	108.15	
3B	Cost of construction incurred (As Certified by Project Engineer)	276.00	110.00	
3C	Total Construction Cost (Lower of 3A and 3B.)	276.00	108.15	
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	0.00	0.00	
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	276.00	108.15	
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	944.74	479.03	



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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	39.86%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	50.70%
7	Total amount received from allottees till date since Inception of the Project	30.77
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	21.54
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project)(Column 3 of Row 4 * row 6)	479.03
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)	21.54
11	Balance available in Designated A/c.	0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	457.49

This certificate is being issued on specific request of M/s Aakansha Infratech for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

Note: -

1. In no circumstances, we shall be liable for any loss of damage, of whatsoever nature arising from the information / material required to our work being withheld or concealed from us or misrepresentation to us by the Company, directors, employees or agents or any other person.
2. We undertake no responsibility to update this certificate for events or circumstances occurring after the date of this certificate.
3. Our certificate is based on the information / documents to the extent furnished to us. We have relied on the information / documents furnished to us by the Company / official of the Company.
4. This is to note that this certificate has been prepared on the basis of limited information as mentioned in the bank statements and Letter of UPVP issued to the promoter.
5. Amount actually withdrawn till date as shown in Point 10 above is calculated as 70% of total collection from customers (Point 7) Less Balance available in Designated Account (Point 11).
6. As stated by the promoter due to changing market conditions, fluctuations of material prices and revised agreements with creditors, Inflation the estimated cost of the project has been increased from Rs. 3.01 Crores to 9.45 Crore. The promoter is in process to submit an application before UP-RERA for updating the cost. For the purpose of calculating the withdrawal limit, the revised estimated cost as provided by the promoter has been taken into consideration. The promoter undertakes all responsibilities in this regard.
7. As declared by the management amount collected in Bank A/c bearing no. "50200081490331" of HDFC bank, has been considered as "total amount received from the allottees" till date.

Date: 10.10.2023
Place: Bikaner
For D Rath And Associates
FRN: 034987C


CA Deepak Rath
(Proprietor)
Membership No: 462634

