FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Registration no. of the Partnership firm/LLP Identification number/Any other	U45100BR2020PTC048874	Name of the Promoter's Entity HIMALYA HOME SERVICES PVT LTD	Remarks
Address of the Promoter's Entity :	C/O- DEVANTI DEVI, MAJHAWAN, PO-ARA KACHAHARI, ARA, BHOJPUR, BIHAR		
Total Experience of the promoter in Real Estate sector (In Completed years)			
Total Experience in Real Estate Sector after Commencement of RERA (In Completed years)			
No of Projects done before Commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Commencement of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP120806-I/199/R-1796/2024	Name of Project	HIMALYA PARADISE ARA, SHREE DHANA DEEP
Name of Promoter	HIMALYA HOME SERVICES PVT LTD	Project Address	GOUSGANJ, ARA, NEAR GANGI ARA, BHOJPUR, BIHAR
Project Registration is valid up to	01-05-2029		
Starting date of Project	10-01-2025		
Type of Project	Residential		
Name of the Competent Authority which sanctioned the project map			
Period of validity of map as granted by the Competent Authority concerned	01-05-2029		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Himalya Home Services Pvt. Ltd.

Santosh Kumar Pandey
Director
Din- 07105062

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Building/ Block Number	Apartment/ Unit Type	Carpet Area	Total Number of sanctioned apartments / unit-wise	Total Numbers of apartments in Promoter's share-	Total Numbers of apartments in Promoter's share-	Total Numbers of apartments in Landowner's share	Total Numbers of apartments in Landowner's share
				Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
	1-BHK						
	2-BHK	27139.11	35	NIL	NIL	NIL	NIL
	3-BHK						
	4-BHK and over						
	shop						
	Office Space						
	Bunglow						
	Plots (in case of plots specific area of plot must be mentioned)						
		Total Carpet Area		% of total Units	% of total Units	% of total Units	% of total Units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

The details of the Association of Allottees need to be provided in the proforma of Association of Allottees attached with this Form.

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW/PLOT NO./OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allottees	(B) Cancelled by Promoters
Flat No./Plot no./Shop No./Etc. :	Flat No./Plot no./Shop No./Etc. :
*whether notice and reminder of cancellation was Served to the promoters by Allottee/s	*whether notice and reminder of cancellation has been Served to the Allottees by serving
Yes/No	Yes/No

VI. DISCLOSURE OF BOOKED INVENTORY OF GARAGES/PARKING SPACE

Himalya Home Services Pvt. Ltd.
Santosh Kumar Pandey
Director

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Building Wise / Block Number	Total Number of Sanctioned Garages/Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted
	35	NIL

VII. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Validity up to		Attach Copy
1.	Environment Clearance				
2.	Fire N.O.C.				
3.	Airport Authority of India N.O.C.				
4.	Water Supply Permission				
5.	Other Approval(s), if any, required for the Project.				

VIII. PROGRESS OF THE PROJECT–INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartment/Plots/Bungalow, the details have to be filled for each Block separately

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	20%	15-06-2025
3.	Podiums (if any)	0%	
4.	Plinth	0%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Plots/Premises	0%	

Himalya Home Services Pvt. Ltd.

Santosh Kumar Pandey
Director
Din- 07165332

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8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
	Lobbies at each Floor level, Overhead and Underground Water Tanks.		
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms	0%	
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	
13.	Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities	0%	
14.	Overall Percentage of Actual work Done and Final Completion date		

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS – PEOGRESS RELATED TO AMENITIES AND COMMON AREA

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	0%	

Himalya Home Services Pvt. Ltd.

Santosh Kumar Pandey

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3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			
17.	Overall Percentage of Actual Work Done and final Completion date			

X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT			
	PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format

Himalya Home Services Pvt. Ltd.
Santosh Kumar Pandey
Director
Din- 07165032

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1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

XI. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	50200099063495
2.	Estimated Cost of the Project including land cost at the start of the Project	5,93,41,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,00,59,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	00=00
6.	Actual Cost Incurred during the Quarter	00=00
7.	Net amount at end of the Quarter	21,540=00
8.	Total expenditure on Project **till date**	
9.	Cumulative fund collected till the end of Quarter in question	

Himalya Home Services Pvt. Ltd.

Santosh Kumar Pandey
Director
Din- 07105662

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10.	Cumulative expenditure done till the end of Quarter in question	
11.	Percentage of Expenditure incurred of the total Estimated development cost of the project	

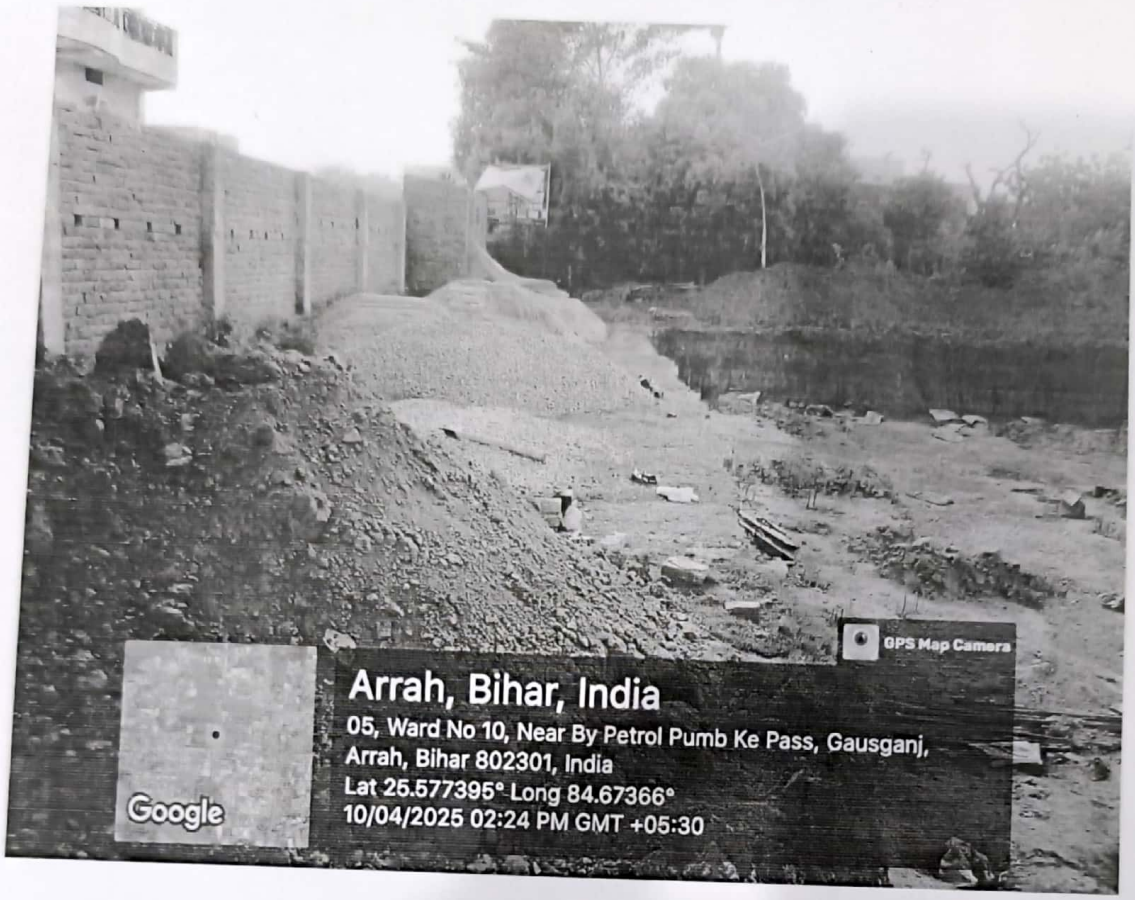
XIII. GEO TAGGED AND DATE PHOTOGRAPH (EACH BLOCK/BUILDING/APARTMENT/PLOTS/BUNGLOW) OF THE PROJECT **The photograph must have date.**			
(A)	Sr. No.		
	1.	Photographs showing Front Elevation	ATTACH
	2.	Photographs showing Rear Elevation	ATTACH
	3.	Photographs showing Side Elevation (Both Sides)	ATTACH
	4.	Photograph of each floor showing the progress of interior works	
	5.	Photographs of Common Areas (Staircase, Lift Area, Terrace, parking, etc.)	
(B)	Sr. No.		
	1.	Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority	



Himalya Home Services Pvt. Ltd.
Santosh Kumar Pandey
Director
Din- 07105662

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XIV. MISCELLANEOUS		
A	List of Legal Cases (if any) – Against Project / Promoter	
1.	(a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No)	NO
2.	No of Execution Cases against this project (a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No)	NO
3.	No of Suo - Moto cases against this project (a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No)	NO

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Santosh Kumar Pandey
Director
Din- 07105662

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4.	No of Certificate cases /PDR cases against this project (a) Case No. (b) Name of Parties Order passed, if Yes, Whether complied (Yes/No) NO	

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

a. Weather the project in progress as per time schedule or lagging behind? Yes/No
b. If yes, whether it would be completed on the completion date fixed as per RC. Yes/No.
c. If No, then Reason for delay:

XVI. BROCHURE /Prospectus : Copy of the brochure/prospectus to be uploaded with Form-7

XVII Name of Grievance Redressal Officer nominated by the promoter whom allottee can contact in case of any query or grievance

Name : SANTOSH KUMAR PANDEY
Contact No : 9304706577
Email id : himalyahomeseva@gmail.com
Address : C/O- DEVANTI DEVI, MAJHAWAN, PO-ARA KACHAHARI, ARA, BHOJPUR, BIHAR

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Signature of Promoter
Name: Santosh Kumar Pandey
Date: 03/04/25

Himalya Home Services Pvt. Ltd.
Santosh Kumar Pandey
Director
Din- 07105062

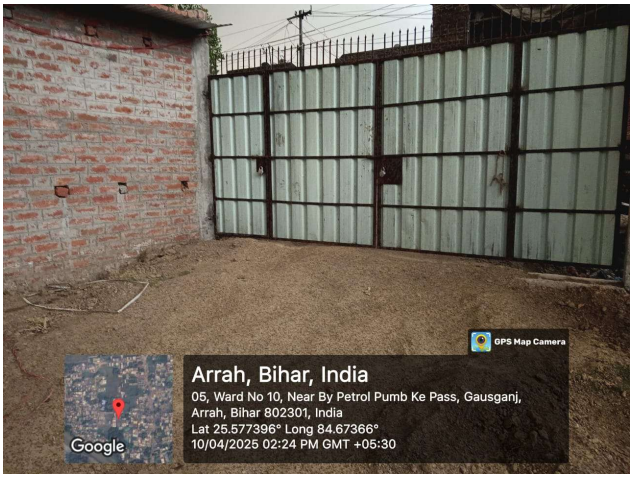
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Himalya Paradise Ara , QPR Site Phot Report March 2025













FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date 03/04/25

To,
The HIMALYA (Name & Address of Promoter).
HOME SERVICES

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Building(s)/ 1 Wing(s) of the 1 Phase of the Project [Bihar RERA Registration Number] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No 1179, 1193 demarcated by its boundaries (latitude and longitude of the end points) 25 to the North 5° to the South 176° to the East 81° to the West of Division ARA village Gausganj Block ARA District Bhojpur PIN 802301 admeasuring 1138.59 sq.mts. area being developed by [Promoter's Name] HIMALYA HOME SERVICES PVT. LTD

Sir,
I/ We MADHAV RAJ SHEKHAR have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the HIMALYA PARADISE DHANA DEEP Building(s)/ 1 Wing(s) of the 1 Phase of the Project, situated on the plot bearing C.N. No/CTS No /Survey No./Final Plot No. 1179, 1193 - of Division ARA Village GAUSGANJ Block ARA District BHOJPUR PIN 802301 admeasuring 1138.59 sq.mts.area being developed by [Promoter's Name] HIMALYA HOME SERVICE PVT. LTD

1. Following technical professionals are appointed by Owner / Promoter:—

(i) M/s/Shri/Smt. Madhav Raj Shekhar as L.S. / Architect;

(ii) M/s /Shri / Smt. Jitendra Singh as Structural Consultant

(iii) M/s /Shri / Smt. _____ as MEP Consultant

(iv) M/s /Shri / Smt. _____ as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number under _____ Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

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Table-A

Building/ Wing number.....**(to be prepared separately for each building / wing of the project)**

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	1.00Y.	31/03/2025
2.	Basements(if any)	20Y.	15/06/2025
3.	Podiums(if any)		
4.	Plinth		
5.	Stilt Floor		
6.	Slabs of Super Structure		
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.		
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises		
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.		
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.		
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other		

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TABLE B

Internal and External Development Works in respect of the entire Registered Phase.

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads &Footpaths	Yes		
2.	Water Supply	Yes		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes		
4.	Storm Water Drains	Yes		
5.	Landscaping & Tree Planting	Yes		
6.	Street Lighting	Yes		
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation/Rain Water Harvesting	Yes		
11.	Energy Management	Yes		
12.	Fire Protection and Fire Safety Requirements	Yes		
13.	Electric Meter Room	Yes		
14.	Any Other Amenities	No		

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(Registration No./License No .....)

madhavrajshekhar

AR. MADHAV RAJ SHEKHAR
CERTIFIED ARCHITECT
C.O.A. REG. NO-CA/2015/70532
EMPANELLED AT SERIAL NO-53
VIDE MEMO NO-2529 AT 12/06/2023
OF UD & HD BIHAR

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FORM No. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE

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

Date :- 03/04/2025

To,
The HIMALYA (Name & Address of Promoter),
HOME SERVICES PVT. LTD

Subject : Certificate of Cost Incurred for Development of [Project Name] HIMALYA PARADISE BHANA DEEP for Construction of 1 building(s)/ 1 Wing(s) of the 1 Phase (Bihar RERA Registration Number) BRERAP120806-1/199/R-1786/2024 situated on the Plot bearing Khesra No/ Khata No./Thana No./ Tauzi No../C.N.No./CTSNo./SurveyNo./Final Plot No. 1179, 1193 demarcated by its boundaries (latitude and longitude of the end points) 25 to the North 5° to the South 176°25'34" to the East 81° to the West of Division 254° Village GHAUSGANJ Block ARA District BHOJPUR PIN 802301 admeasuring 1138.59 sq.mts. area being developed by [Promoter] HIMALYA HOME SERVICES PVT. LTD.

Ref: Bihar RERA Registration Number BRERAP120806-1/199/R-1786/2024

Sir,

I/ We JITENDRA SINGH have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being 1 Building(s)/ 1 Wing(s) of the 1 Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 1179, 1193 of Division ARA Village GHAUSGANJ Taluka ARA District BHOJPUR PIN 802301 admeasuring 1138.59 sq.mts. area being developed by [Owner/Promoter]

1. Following technical professionals are appointed by Owner / Promoter :—

(i) M/s /Shri/Smt Madhav Raj Shekhar as L.S. / Architect ;
(ii) M/s /Shri/Smt Jitendra Singh as Structural Consultant
(iii) M/s /Shri/Smt _____ as MEP Consultant
(iv) M/s /Shri/Smt _____ as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/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 Jitendra Singh Quantity Surveyor* appointed by Developer/Engineer, and the assumption of

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the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 5,0000000/— (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining Occupancy Certificate / Completion Certificate for the building(s) from the Ara Nagar Nigam being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 20,00000/— (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate / Completion Certificate from Ara Nagar Nigam (planning Authority) is estimated at Rs. 4,80,00000/— (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building /Wing bearing Number_____ or called _____
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 5,0000000/—
2	Cost incurred as on 31/03/2025 (based on the Estimated cost)	Rs. 20,00000/—
3	Work done in Percentage (as Percentage of the estimated cost)	% 4%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 480,00000/—
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. _____

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TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	5,0000000/— Rs.
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. 20,00000/—
3	Work done in Percentage (as Percentage of the estimated cost).	4% %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 480,00000/—
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,

Er. Jitendra Singh
Chartered Engineer
No.-M- 161513-7 (IEI)
Civil Engineer
E.M.P No.- BR/UDHD/CE/23-0368

Signature of Engineer.

(Licence No. 23-0368)

*** 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 Occupancy 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 Developer, 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 an 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 components of work with specifications are indicative and not exhaustive

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Form-3
(See Regulation-3)
CHARTERED ACCOUNTANT CERIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHRAWAL OF MONEY)

To,
HIMALYA PARADISE ARA SHREE DHANA DEEP
C/O GOUSGANJ ARA, NEAR GANGI ARA, BHOJPUR
Bihar, India - 802301.

Subject : Certificate of Financial Progress of work of Himalya Home Serevices Pvt Ltd having MahaRERA Registration Number BRERAP120806-1/199/R-1786/2024 being developed by Himalya Home Serevices Pvt Ltd .

Sir,

This Certificate is being issued for RERA compliance for the HIMALYA PARADISE ARA SHREE DHANA DEEP having MAHARERA Registration Number BRERAP120806-1/199/R-1786/2024 being developed by Himalya Home Serevices Pvt Ltd and is based on 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 31.03.2025

Sr No.		Particulars	Amount (Rs.) Estimated Cost (At the time of registration of project)
1		2	3
1. i)	**Land Cost:**		
	a)	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	92,82,000.00
	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)	-
	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	-
	f)	Under Rehabilitation scheme:	
	i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	-
	ii)	Estimated cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accomodation or rent in lieu of Transit Accomodation, 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 Rs	**92,82,000.00**

N K MISHRA & COMPANY CA INDIA FRN No.036444C Chartered Accountants

ii)	**Development Cost / Cost of Construction of building:**		
	a	Estimated Cost of Construction as certified by Engineer	5,00,59,000.00
	b	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	c	Estimated Expenditure for development of entire project excluding cost of construction as per (i) above i.e. salaries, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	-
	d	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	-
	e	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	**5,00,59,000.00**
		Total cost of Project (Estimated)	**5,93,41,000.00**

Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estiamted Cost shall be revised (whenever required) through revision application

Table B - Actual Cost Incurred on the project as on 31.03.2025

Sr. No.		Particulars	Amount (Rs) Incurred
1	**Land Cost**		
	a	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	-
	b	Incurred Expenditure on 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 Expenditure for acquisition of TDS(if any)	-
	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 Rehabilation scheme:	
		i) Incurred expenditure for construction of rehabilitation building. Minimum (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 accomodation or rent in lieu of Transit Accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-

N K MISHRA & COMPANY CA INDIA FRN No. [illegible]C Chartered Accountants

		iii) Incurred expenditure towards 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:	-
2	**Development Cost / Cost of Construction**		
	i)	Expenditure for construction. Minimum of (a) and (b) to be considered	11,35,740.60
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	20,00,000.00
		(b) Actual cost of construction incurred as per the books of accounts as verified by the CA	11,35,740.60
	(ii)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(iii)	Incurred Expenditure for development of entire project excluding cost of construction as per (i) above i.e. salaries, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	-
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	-
	(v)	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.	-
		Sub Total of Development Cost	**11,35,740.60**
3		**Total cost of the project (Actual incurred as on 31.03.2025**	**11,35,740.60**
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	0.02
5		**Amount which can be withdrawn from the designated account**	**11,35,740.60**
6		Less : Amount withdrawn till date of this certificate from the designated account	-
7		**Net amount which can be withdrawn from the designated Bank account under this certificate**	**11,35,740.60**

Note: 1. Pass through charges or indirect taxes are not included in incurred cost;

N K MISHRA & COMPANY ★ Chartered Accountants ★ CA INDIA FRN No.

TABLE C : DETAILS OF UNSOLD INVENTORY				
Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
A. RESIDENTIAL FLATS				
Total			0.00	-
B. SHOPS				
Total B.			0.00	-
Total A+B			0.00	-

N K MISHRA & COMPANY
CA
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Chartered Accountants

Table D

Comparision between Balance Cost and Receivables

Sr. No	Particulars	Amount
1	Estimated balance cost to complete the Real Estate Project (Difference of total estimated project cost less cost incurred)	5,82,05,259.40
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	0
3	(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	0
	(ii) Estimated amount of sales proceeds in respect of unsold apartments(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	-
4	Estimated receivables of ongoing project [sum of 2 +3 (ii)]	-
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.	

Table E Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details	ICICI Bank - A/c-062205003875
		Actual amount till date (from start of bank account till the cut off date of this certificate)	
1	Opening Balance	1,04,394.04	
2	Deposits	9,95,104.00	
3	Withdrawals	10,39,340.60	
4	Closing Balance	60,157.44	

Table E Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details	HDFC Bank - A/c-50200099063495
		Actual amount till date (from start of bank account till the cut off date of this certificate)	
1	Opening Balance	0.00	
2	Deposits	0.00	
3	Withdrawals	0.00	
4	Closing Balance	53,461.00	

Note: The above figures have been extracted from deposit and withdrawal side of designated bank account and further note that the above values are from the starting date of designated bank account to the cut off date of this certificate as asked in the format issued by the RERA Authority.

Note: Reasonable assumptions have been made to derive at above mentioned values.

Table G Any Comments/Observations of CA

Sr. No.	Comments/Observations of CA
1	Refer relevants notes mentioned in respective tables.

For N K MISHRA & COMPANY
Chartered Accountants
FRN: 036444C



CA NANDAN KUMAR MISHRA
Proprietor
Membership NO - 476624
UDIN: 25476624BMMAJE6503
Date : 10th April, 2025