KHETAN RAJESH KUMAR & CO.
Chartered Accountants

FORM C

(REPORT ON PROJECT FUND UTILIZATION AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Bihar RERA Registration Number BRERAP00152-2/407/R-402/2019

Sr. No.	Particulars	Amount (Rs.) Estimated	Incurred
(1)	(2)	(3)	
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.	2,37,00,000.00	2,34,44,322.48

Head Office
Adharshila Complex,
South Gandhi Maidan,
Patna – 800 001.
Mob.; 7909003464
E-mail: casmartand@hotmail.com

Raipur
B-6, Farishta Complex
G. E. Road,
Raipur – 492 001.

Delhi
653, 2nd Floor, Rishi Nagar
Delhi-110 034.

Scanned with CamScanner

b.	Amount of Premium payable to obtain develop-ment 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)	-	-
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	-	-

Head Office
Adharshila Complex,
South Gandhi Maidan,
Patna – 800 001.
Mob.: 7909003464
E-mail: casmartand@hotmail.com

Raipur
B-6, Farishta Complex
G. E. Road,
Raipur – 492 001.

Delhi
653, 2nd Floor, Rishi Nagar
Delhi-110 034.

Scanned with CamScanner

public authorities.

	Under Rehabilitation			
f.	Scheme:			
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	-	-
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	-	-

Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).

Head Office
Adharshila Complex,
South Gandhi Maidan,
Patna – 800 001.
Mob.: 7909003464
E-mail: casmartand@hotmail.com

Raipur
B-6, Farishta Complex
G. E. Road,
Raipur – 492 001.

Delhi
653, 2nd Floor, Rishi Nagar
Delhi-110 034.

Scanned with CamScanner

(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, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-

Head Office
Adharshila Complex,
South Gandhi Maidan,
Patna – 800 001.
Mob.: 7909003464
E-mail: casmartand@hotmail.com

Raipur
B-6, Farishta Complex
G. E. Road,
Raipur – 492 001.

Delhi
653, 2nd Floor, Rishi Nagar
Delhi-110 034.

Scanned with CamScanner

Sub- Total of Land Cost	2,37,00,000.00	2,34,44,322.48

Head Office
Adharshila Complex,
South Gandhi Maidan,
Patna – 800 001.
Mob.; 7909003464
E-mail: casmartand@hotmail.com

Raipur
B-6, Farishta Complex
G. E. Road,
Raipur – 492 001.

Delhi
653, 2nd Floor, Rishi Nagar
Delhi-110 034.

Scanned with CamScanner

(1)	(2)	(3)	
i.	**Development Cost/ Cost of Construction**		
	a. (i) Estimated Cost of Construction as certified by Engineer.	2,33,00,000.00	-
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	-	2,35,75,192.30
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		

Head Office
Adharshila Complex,
South Gandhi Maidan,
Patna – 800 001.
Mob.: 7909003464
E-mail: casmartand@hotmail.com

Raipur
B-6, Farishta Complex
G. E. Road,
Raipur – 492 001.

Delhi
653, 2nd Floor, Rishi Nagar
Delhi-110 034.

Scanned with CamScanner

	ii) On-site expenditure for development of entire project excluding cost of construction as per (i) 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.	55,00,000.00	49,55,485.21
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	-	-

Head Office
Adharshila Complex,
South Gandhi Maidan,
Patna – 800 001.
Mob.; 7909003464
E-mail: casmartand@hotmail.com

Raipur
B-6, Farishta Complex
G. E. Road,
Raipur – 492 001.

Delhi
653, 2nd Floor, Rishi Nagar
Delhi-110 034.

Scanned with CamScanner

	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.	-	-
	Sub-Total of Development Cost	2,88,00,000.00	2,85,30,677.51
2.	Total Estimated Cost of the Real Estate Project [I(i) + I(ii)) of Estimated Column.		5,25,00,000.00
3.	Total Cost Incurred of the Real Estate Project [I(i) + I(i)] of Incurred Column.		5,19,74,999.99
4.	% Completion of Construction Work (as per Project Architect's Certificate)		99%

Head Office
Adharshila Complex,
South Gandhi Maidan,
Patna – 800 001.
Mob.; 7909003464
E-mail: casmartand@hotmail.com

Raipur
B-6, Farishta Complex
G. E. Road,
Raipur – 492 001.

Delhi
653, 2nd Floor, Rishi Nagar
Delhi-110 034.

Scanned with CamScanner

5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2) %	99%
6.	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	5,19,74,999.99
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	4,47,42,565.02
8.	Net Amount which can be withdrawn from the Designated Bank as per above calculation subject to limit given in Clause 9 below.	72,32,434.97
9.	*Net Amount which can be withdrawn from the Designated Bank Account under this certificate is Limited to Balance lying in Designated account as on 31-03-2022.	22,78,188.00

Head Office
Adharshila Complex,
South Gandhi Maidan,
Patna – 800 001.
Mob.; 7909003464
E-mail: casmartand@hotmail.com

Raipur
B-6, Farishta Complex
G. E. Road,
Raipur – 492 001.

Delhi
653, 2nd Floor, Rishi Nagar
Delhi-110 034.

Scanned with CamScanner

KHETAN RAJESH KUMAR & CO.
Chartered Accountants

This certificate is being issued for RERA compliance for the Company HIMALYA REALTY DEVELOPERS PRIVATE LIMITED and is based on the records and documents produced before me and explanations provided to me by the management of the Company. Actual Cost incurred as per this certificate includes expenditure made in Cash and Expenditure made out of withdrawals from different bank accounts maintained by the Management. Further Amount withdrawn as per this certificate Includes the amount withdrawn directly from Designated bank amount and interbank transfer made to other bank account, withdrawals made from other bank account and amount of cash directly utilized in the project.

For, Khetan Rajesh Kumar & Co.
Chartered Accountants
FRN: 010086C

CA Sudhanshu Martand
Partner
MRN: 438277

UDIN: **22438277BDWTOH6111**
Date: 23-11-2022
Place: Patna

Head Office	Raipur	Delhi
Adharshila Complex, South Gandhi Maidan, Patna – 800 001. Mob.: 7909003464 E-mail: casmartand@hotmail.com	B-6, Farishta Complex G. E. Road, Raipur – 492 001	653, 2nd Floor, Rishi Nagar Delhi-110 034.

Scanned with CamScanner

ARCHITECT'S CERTIFICATE

Date : 07-04-2022

RERA No. : BRERAP00150-2/407/R-402/2019
Project Name : HIMALYA PARADISE, BUXAR
Promoter Name: Himalya Realty Developers Pvt. Ltd.

To

The Himalya Realty Developers Pvt. Ltd.
(C/O Sanjay Kumar, old Police Line Ara, Bhojpur, Bihar 802301),

Subject: Certificate of Percentage of Completion of Construction Work of HIMALYA PARADISE No. of Building(s)/ Wing(s) of the ONE Phase of the Project Himalya Paradise situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no. 390 demarcated by its boundaries (latitude and longitude of the end points) 25.56/83.98 to the North Khesara No-3681 to the South Khesara No-3688 to the East Neej to the West of Mauja Chini Mill , taluka- Buxar Killa, District- Buxar , PIN 802101 dmeasuring 1391.6 sq.mts. area being developed by Himalya Realty Developers Pvt Ltd.

Sir,

I/ We Madhu Singh have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 99% Building(s) Project, situated on the plot bearing C.N.No/CTS No./Survey no./ Final Plot no -390 of Mauja- Buxar ,taluka – Buxar Sadar , District – Buxar , PIN-802101 admeasuring 1391.6 sq.mts. area being developed by Himalya Realty Developers Pvt. Ltd.

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

(i) M/s/Shri/Smt Madhu Singh as Architect;

(ii) M/s /Shri / Smt _____ as Structural Consultant

Scanned with CamScanner

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 BRERAP00150-2/407/R-402/2019 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.

Table A

Building /Wing Number_____ (to be prepared separately for each Building /Wing of the Project)

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	------- Number of Basement(s) and plinth	0%
3	Stilt Floor	100%
4	-------- Number of Slabs of Super Structure	100%
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	100%
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises.	99%
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	98%
8	The external plumbing and external plaster, elevation completion of terraces with waterproofing of the Building/ Wings	99%
9	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby's, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Completion Certificate.	99%

Table-B

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

Sl.No	Common areas and Facilities/ Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths	No		
2	Water Supply	Yes	99%	
3	Sewerage (Chamber, lines, Septic Tank STP)	Yes	100%	
4	Storm Water Drains	Yes	0%	
5	Landscaping & Tree Planting	Yes	0%	

Scanned with CamScanner

6	Street Lighting	No		
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	100%	
11	Energy Management	No		
12	Fire protection and fire safety requirements	Yes	100%	
13	Electrical meter room, sub – station, receiving station	Yes	100%	
14	Others (Add more option)			

Table C

Any other facility/ amenity which has been proposed in Agreement of Sale

Sl. No	Facilities/ Amenities	Percentage of work done	Details
1			
2			
3			
4			

Madhu Singh

Ar. Madhu Singh
Certified Architect
COA/Regn. No. CA/2014/68172

Yours Faithfully,
Signature & Name (in Block letter) of Architect
License No.: .....
Address: .....
Contact No.: .....
Email id: .....
Website link: .....

Place: ARA
Date: 07/04/22

Scanned with CamScanner