Siddhi Piyushkumar Shah (176818)
302, Navratna Appartments, New Vikasgruh Road,
380007
Email: shahsiddhi2912@gmail.com-Akhil
Mobile: 7383812414
Submitted On: 27-10-2025

FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANTS CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Real Estate Project Registration Number:PR/GJ/AHMEDABAD/AHMEDABAD CITY/Ahmedabad Municipal Corporation/RAA14549/201224/120228

			Amount (in Rs.)	
Sr. No.		**Particular**	**Estimated**	**Incurred & Paid**
			(Column - A)	**(Column - B)**
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. Method of land valuation : Agreement Value	16,00,00,000	16,00,00,000
	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	2,90,51,324	1,55,30,368
	c	Acquisition cost of TDR (if any)	0	0
	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.	94,41,700	94,41,700
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	0	0
	f	Under Re-development/Rehabilitation Scheme:	Applicable (YES/NO)	No
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)	0	
	(ii)	Actual Cost of construction of redeveloped/rehab building incurred as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		0
	(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.	0	0
	(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.	0	0
		Sub-Total of Land Cost	19,84,93,024	18,49,72,068

			Amount (in Rs.)	
1	(ii)	Development Cost/Cost of Construction:		
	a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	14,72,00,000	
	a (ii)	Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		9,92,62,631.30
	a (iii)	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.	1,67,00,000	38,35,879.46
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	32,65,794	17,67,793.96
	c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	3,22,46,697	2,88,89,291.05
		Sub-Total of Development Cost(INR)	19,94,12,491	13,37,55,595.77

2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A (INR)	39,79,05,515
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred and paid Column - B (INR)	31,87,27,663.77
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	100
5		Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)(INR)	0.80
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)(INR)	31,87,27,663.77
7	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement(INR)	8,99,25,502.80
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.(INR)	22,88,02,160.97

This certificate is being issued for RERA compliance for the Company Promoter's Name :**HRISHIKESH VENTURES LLP** Project's Name : **H7** and is based on the records and documents produced before me and explanations provided to me by the management of the Company, based on verification of books of accounts till : **31-07-2025**

Yours Faithfully,
Name of Chartered : **Siddhi Piyushkumar Shah**
For (Name of CA Firm) : **Siddhi P Shah & Co**
Partner/Proprietor(Membership Number) : **176818**

COP Date : 01-08-2018
Place : Ahmedabad

Details of Project Loan and Lenders:

Lender Name	Amount of Loan taken for Project as per Agreement (INR)	Loan Agreement	Loan Disbursal Received (INR)	Mortgage Deed	Loan Repaid (INR)	Total Number of Project Units Mortgaged	Balance of Loan (Out Standing) (INR)
Shriram Housing Finance Limited	18,00,00,000	Available	18,00,00,000	Available	99,50,808.28	5	17,00,49,191.72
Unsecured Loan	4,38,65,530	Available	18,23,73,037.53	Available	13,85,07,507	0	4,38,65,530.53

Details of Separate RERA Bank account:

Bank Name	ICICI BANK LIMITED
Branch Name	HERITAGE CHAMBERS
Account Number	403105000757
Account Name	HRISHIKESH VENTURES LLP H7 RERA RETENTION ACCOUNT
IFSC Code	ICIC0004031
Opening Balance (INR)	0
Opening Balance Date	30-06-2025
Deposit during the period (INR)	14,63,000
Withdrawal during the period (INR)	14,63,000
Closing Balance (INR)	0
Closing Balance Date	31-07-2025
State	GUJARAT
District	Ahmedabad
Project RERA Bank Account Passbook	Yes

(ADDITIONAL INFORMATION FOR PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (INR)	7,91,77,851.23
2		Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by Chartered Accountant's as verified from the records And books of Accounts) (INR)	29,84,28,350
3	**(i)**	Balance Unbooked area to be certified by Management and to be verified by CA from the records and books of accounts)	0
	(ii)	Estimated Recievables in respect of unbooked apartments as per Annexure-A to this certificate(INR).	0
4		Estimated receivables of project. Sum of 2 + 3 (ii)(INR)	29,84,28,350
5		Percentage to be deposited in Designated Account is 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of project will be deposited in designated Account.	70

This certificate is being issued for RERA compliance for the Company : **HRISHIKESH VENTURES LLP** Project's Name :**H7**

This certificate is being issued for RERA compliance for the Company : **HRISHIKESH VENTURES LLP** Project's Name :**H7**and is based on the records and documents produced before me and explanations provided to me by the management of the Company, based on verification of books of accounts till : **31-07-2025**

The physical progress of the project as certified by the architect (Form 1) and engineer (Form 2) seems in coherence with actual expenditure incurred & paid considering project specifications: **YES**

The variation is on account of the following reasons provided by the promoters of the project.

Yours Faithfully,

Name of Chartered Accountant's :**Siddhi Piyushkumar Shah**

For (Name of CA Firm) : **Siddhi P Shah & Co**

Partner/Proprietor(Membership Number) : **176818**

UDI Number : **25176818BMJAYM8958**

CA FRN Number : **160012W**

CA Designation : **Proprietor**

Additional Notes to Certificate (if any) : **1. This certificate is being issued for RERAcompliance for the Firm Hrishikesh VenturesLLP and is based on the records and documents produced before me and explanations provided to me by the management of the Entity; based on thereview of unaudited books of accounts till July 31, 2025.**

2.Sale value of the units booked have been mentioned based on the information provided by the promoters, in absence of Agreement for sale.

3. KYC Detailsof allotees such as mobile number, ID numberetc. as provided by the promoter has not been verified by us.

4. The promoters have shared copies of consent letters from the allotees where agreement for sale have not been executed as on the date of filing this RERA return.

5. Agreement for sale has not been prepared in many cases, we have relied upon the information provided by the management for Sale Value and Members details.

6.Booking Details of Hostel Unit - (101) Hostel

Number of Booked Rooms Number 75
Carpet Area of Booked Rooms Square Meter 1612.85
Amount of Booked Rooms Amount (Rs.) 211,900,600
Amount of Received from Booked Rooms Amount (Rs.) 120,844,000
Amount of Receivable from Booked Rooms Amount (Rs.) 91,056,600

Number of Unbooked Rooms Number 51
Carpet Area of Unbooked Rooms Square Meter 1047.57
Amount of Receivable from Unbooked Rooms Amount (Rs.) 134,380,750

COP Date : 01-08-2018
Place : Ahmedabad

SUMMARY

Type of Inventory	Number	Booked	Unbooked	Total Carpet Area Booked	Total Carpet Area UnBooked	Units Consideration	Received Amount	Balance Amount	Total Amount Booked	Total Amount Unbooked
Shop	4	4	0	256.30	0	8,05,91,000	76,00,000	7,29,91,000	8,05,91,000	0
Residential	1	1	0	2,660.42	0	34,62,81,350	12,08,44,000	22,54,37,350	34,62,81,350	0
Total	5	5	0	2,916.72	0	42,68,72,350	12,84,44,000	29,84,28,350	42,68,72,350	0

Details	Proposed	Booked
No. of Garages	0	0
No. of Covered Parking	248	0
No. of Open Parking	0	

Signature Not Verified
Digitally Signed By: Siddhi
Reason: Secure
Signed Date: 27/10/2025 01:50 +0530