



**AGN & ASSOCIATES**

12, PNB Road, Sector – 2A,

Chartered Accountants

Vaishali, Ghaziabad (U.P.)

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**ANNEXURE 6-C  
CHARTERED ACCOUNTANT CERTIFICATE**

To whom so ever it may concern

<b>REPORT FOR QUARTER ENDING</b>	<b>Dec-18</b>
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**Subject: Certificate for withdrawal of money from separate RERA account at the end of the quarter:**

Sr. No.	Particulars	Information
1	Project/Phase of the project	CAPITAL GATEWAY
2	Location	SEC-110A & 111, GURGAON
3	Area in acres	10.46
4	HARERA Registration No.	12 OF 2018 dated 10.01.2018
5	Name of Licensee	M/s KNS INFRACON PVT LTD
6	Name of Collaborator	N/A
7	Name of Developer	M/s KNS INFRACON PVT LTD
8	Cost of real estate project	488.44 cr

Sir,

1. I/ We have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter of the above mentioned project.

i.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	30-01-2019
ii.	Name of chartered accountant firm	AGN & Associates

2. I certify withdrawal of money from separate RERA account at the end of the quarter for the aforesaid project as completed on the date of this certificate is as given in table A and B below.

**Table-A**

Sr No.	Particulars	Amount ( In Crore)	
		Estimated (Column-A)	Incurred & Paid (Column-B)
1	(I) Land Cost		

	Cost of land or development rights ( as per collaboration agreement), lease premium, lease rent and legal cost	50.07	50.07
	<b>Total land cost</b>	<b>50.07</b>	<b>50.07</b>
	(II) Development Cost/ Cost of Construction:		
	a. (i) Estimated Cost of Construction as certified by Engineer (Column -A)	289.97	-
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority (Column A)	-	-
	(iii) Actual Cost of Construction incurred and paid as per RERA Bank Account/books of accounts as verified by the CA (Column-B)	-	158.16
	(iv) Actual cost of internal services / community facilities paid from RERA bank account/ books of accounts as verified by the CA (Column -B) <b>Note:-</b> ( For adding to total cost of construction incurred, Minimum of (i)+(ii) or (iii)+(iv) is to be considered)	-	-
	(v) On site overhead expenditure for developmet of project excluding cost of construction as per (i) or (ii) above, i.e salaries ,consultant's fees , site overheads , cost of machineries and equipment including its hire and maintenance costs, consumables etc.	89.44	67.86
	b.Statutory payments ( EDC/IDC, taxes, cess , fees, charges and premiums to any statutory authority)	52.33	20.79
	c.Interest paid to financial institutions , scheduled banks, non-banking financial institution ( NBFC) or money lendrs on construction funding or money borrowed for construction	7.03	0.51
	<b>Total development cost</b>	<b>488.84</b>	<b>297.39</b>
2	Total estimated cost of the real estate project (1 (I) + 1 (II)) of estimated column-A	488.84	-
3	Total cost incurred and paid of the real estate project (1(I)+1(II) ) of Incurred and Paid Column- B	-	297.39
4	Percentage of completion of construction work ( as per project architect's certificate by the end of month/quarter		55%





5	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost	61%
6	Amount which can be withdrawn from the separate RERA bank account. Total estimate cost x proportion of cost incurred and paid	297.39
7	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement	249.22
8	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate	48.17

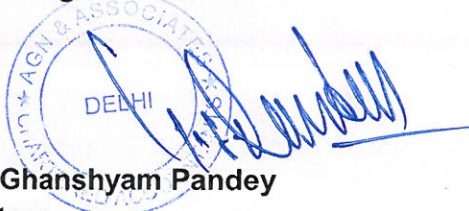
**Table- B**  
**Details of RERA Bank Account:**

<b>Bank Name</b>	Kotak Mahindra Bank
<b>Branch Name</b>	Narain Manzil Barakhamba Road
<b>Account No.</b>	4512889863
<b>IFSC Code</b>	KKBK0004605
<b>Opening Balance (as on 01/10/2018)</b>	0.88
<b>Deposit during the period</b>	0.26
<b>Withdrawals during the period</b>	0.88
<b>Closing Balance (as on 31/12/2018)</b>	0.26

- 3 This certificate is being issued as per the requirement as per the requirement of compliance in accordance with Real Estate (Regulation and Development) Act/Rules by the company for the project/phase under reference and is based on the records and documents produced before me and explanations provided to me by the management of the Company; It is based on the verification of books of accounts and other related documents till 31/12/2018
- 4 Further to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/development, land cost and statutory due /charges. All statutory approvals as applicable on promoter are also valid on date.

Yours Faithfully,

**AGN & Associates**  
**Chartered Accountants**  
**Firm Reg.No: 013826N**



**CA Ghanshyam Pandey**  
**Partner**  
**Membership No: 091290**