

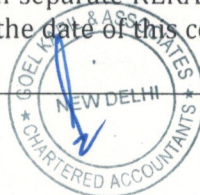


Goel Kapil & Associates

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Annexure-C

Chartered Accountants Certificate		
Report for	30th Sep'19	
Subject	Certificate for withdrawal of money from separate RERA account at the end of the quarter	
1.	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account	
Sr. No.	Particulars	Information
1.	Project/phase of the project	Rise
2.	Location	Sector 37D, Gurgaon
3.	Licensed area in acres	Total =60.511
4.	Area for registration in acres	5.04
5.	HARERA registration no.	278 of 2017
6.	Name of licensee	Ramprastha Promoters and Developers Pvt Ltd
7.	Name of collaborator	NA
8.	Name of developer	Ramprastha Promoters and Developers Pvt Ltd
9.	Estimated cost of real estate project	22,504
2.	Details related to inspection are as under	
1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	13-01-2020
2.	Name of chartered accountant firm/ individual	CA Kapil Goel
3.	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 table B below;	



4.	This certificate is being issued as per the requirement of compliance in accordance with the Real Estate (Regulation and Development) Act, 2016/ the Haryana Real Estate (Regulation and Development) Rules, 2017 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 (date 30 th September 2019)
5.	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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges. All statutory approvals as applicable on promoter are also valid on date.

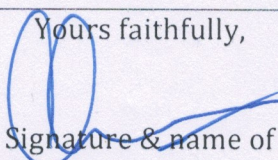
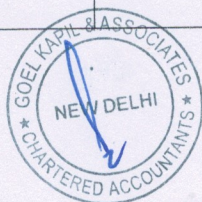
Date	: 13-01-2020	Yours faithfully,  Signature & name of the Chartered Accountant (in block letters) with stamp
Place	: New Delhi	
For (name of CA firm)	: GOEL KAPIL & ASSOCIATES	
Partner/ proprietor Membership no.	:CA KAPIL GOEL M No. 541112	



Table - A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated		Incurred & paid	
		(column - A)		(column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid	(%) of total incurred
1.	Land cost	261	1%	261	2%
2.	Cost of Construction and Infrastructure development work	19696	88%	12566	82%
3.	Other Cost Including EDC IDC etc	2547	11%	2497	16%
4.	Total estimated cost of the real estate project (1+2+3) of estimated cost (column-A)	22,504			
5.	Total cost incurred and paid of the real estate project (1+2+3) of incurred and paid (column-B) (taking into account the proportionate land cost, this in effect allows the promoter to withdraw the proportionate land cost component of construction)	15,324			
6	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	62%			



7	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	64%
8	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid i.e. Total authorized withdrawal up till now	<p>Point/s Not Valid since inception of project in Mar 2013</p> <p>(Separate Escrow account became operational in Oct' 2018 and Separate RERA account became operational in June 2019. Since then entire amount has been spent in execution of the project)</p>
9	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	
10	Net amount which can be withdrawn from the separate RERA bank account under this certificate	
<p>Note: - Proportionate land cost for the quarter shall be worked out by dividing the total land cost by total number of quarters in which project is proposed to be completed.</p>		

Table - B		
Details of SEPARATE RERA bank account:		
1.	Bank name	HDFC BANK
2.	Branch name	Sector 14, Gurgaon
3.	Account no.	50200037974364/50200037974351
4.	IFSC code	HDFC0000090

