



# SANJEEV ARORA & ASSOCIATES

Chartered Accountants

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

Name of the project	CROSS WALK
HARERA registration number	
Name of promoter company	JMS BUILDTECH PRIVATE LIMITED
Cost of real estate project	Rs.13,165.54 Lakhs

Sr. No	Particulars	Amount (in Rs. Lakhs)	
		Estimated (Colum - A)	Incurred & Paid (Colum - B)
1.	<b>Land Cost:</b>		
	(A)	1,800.00	1,800 .00
	(i) Acquisition cost of land or development rights, or COD		
	(ii) interest cost incurred or payable on land cost and		
	(iii) legal cost		
	(B) Amount of premium payable to obtain development rights, FSI, additional FSI,	-	-
	(C) 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.	90.00	90.00
	<b>Sub-Total of LAND COST</b>		1890.00
2.	<b>Development cost/cost of construction:</b>		
	(A)	6804.19	-
	(i) Estimated cost of construction as certified by engineer (Column - A)		
	(ii) Actual cost of construction incurred and paid as per the books of accounts as verified by the CA (Column - B)	-	1,214.93

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	<p><b>Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)</b></p> <p>(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant's 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.</p>		
	(B) Payment of taxes, cess, fees, charges, premiums, interest etc. to any statutory authority.	-	-
	(C) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	-	-
	(D) EDC/ IDC	200.00	200.00
	<b>Sub-Total of development cost</b>	7004.19	1414.93
3.	Total estimated cost of the real estate project (1 + 2) of estimated column -A	□ 8,894.19	
4.	Total cost incurred and paid of the real estate project (1 + 2) of incurred and paid column – B	□ 3304.93	
5.	Percentage of completion of construction work (as per project architect's certificate on completion of project) 20 %	20 %	
6.	Proportion of the cost incurred and paid on land cost and construction cost to the total estimated cost.	(Sr. No. 4/3) = 37.16%	
7.	Amount which can be withdrawn from the designated account. (Total estimated cost x proportion of cost incurred and paid)	3,304.93	



8.	Less: amount withdrawn till date of this certificate as per the books of accounts and bank statement	3,304.93
9	Net amount which can be withdrawn from the designated bank account under this certificate (7-8)	0

**Details of RERA account:**

1.	Bank name	HDFC BANK LIMITED
2.	Branch name	Sector-10A, Khandsa Road, Gurugram-122001
3.	Account no.	50200005153257 & 50200016396118
4.	IFSC code	HDFC0001002
5.	Opening balance (as on 06.09.2014)	Rs.11,000/-
6.	Deposits during the period	Rs.4,220.00 Lakhs
7.	Withdrawals during the period	Rs.4,219.78 Lakhs
8.	Closing balance (as on 30.09.2018)	Rs.33,148/-

**Note:** - Total Estimated Project Cost is Rs.13,165.54 lakhs is including marketing cost/assured return/administration cost of Rs.4,271.35 lakhs out of which Rs.1,464.76 lakhs has been incurred/paid up to 30.09.2018.

This certificate is being issued as per the requirement of compliance in accordance with RERA rules by the company JMS Buildtech Private Limited and Project Name JMS – Cross Walk, Sector-93 Gurgaon, 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 30-09-2018.

Further to above, based upon our examination of books of accounts and related records, there is no default in repayment of debt obligations on part of promoter and all payments to lenders has been made on due dates (non-compliance, if any to be reported). All statutory approvals as applicable on promoter are also valid on date.



Yours Faithfully,

**For Sanjeev Arora & Associates**  
**Chartered Accountants**  
**Firm Regn. No.011330N**

*Vijayendra*



**CA. Vijayendra**  
**(Partner)**  
**Membership No.511050**

Date: 24/12/2018

Place: Ghaziabad