



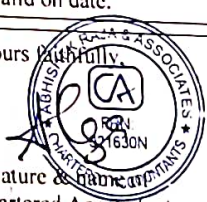
Report for Period Ending		Chartered Accountants Certificate	Annexure C
Subject		28.02.2021	
1. I/we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the Period ( 28 Feb, 2020).		Certificate for withdrawal of money from separate RERA account the end of the month	
Sr. No.	Particulars	Information	
1.	Project/phase of the project	Ace Palm Floors	
2.	Location	Sector-89-90, Gurugram, Haryana	
3.	Licensed area in acres	114.506 Acres	
4.	Area for registration in acres	49.615 Acres	
5.	HARERA registration no.	Applied	
6.	Name of licensee	Orris Land and Housing Private Limited	
7.	Name of collaborator	Orris Infrastructure Private Limited	
8.	Name of developer	Bright Buildtech Private Limited	
9.	Estimated cost of real estate project	42,487 Lakhs	
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	06/03/2021	
2.	Name of chartered accountant firm/ individual	Abhishek Raja & Associates	
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 document till 28.02.2021.			
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 06/03/2021	<p>Yours faithfully,</p>  <p>Signature &amp; Stamp of the Chartered Accountant (in block letters) with stamp</p>	
Place	: Delhi		
For (name of CA firm)	: Abhishek raja & Associates		
Partner/ proprietor Membership no.	: Abhishek Raja :506930		
UDIN	:21506930AAAAA102632		

Table - A

Project cost details (In lacs)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid	(%) of total incurred
1.	Land Development Rights	2,559	6.02%	2,559	6.02%
2.	External Development Charges	1,244	2.93%	1,244	2.93%
3.	Infrastructure Development Charges	339	0.80%	339	0.80%
4.	Internal Development Works	1,335	3.14%	441	1.04%
5.	Cost of construction	27,919	65.71%	14,094	33.17%
6.	Cost of construction of community facilities				
7.	Other costs	9,091	21.40%	4,343	10.22%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	42,487 Lakhs			
9.	Total cost incurred and paid of the real estate project (1+2+3+4+5+6+7) 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)	23,020 Lakhs			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	N.A.			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	sr.no. 9/ sr. no. 8 54%			



12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	sr. no. 8 x sr. no. 11 22,943 Lakhs
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	7,879 Lakhs
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	15,064 Lakhs

**Note.**—Proportionate land cost shall be based on the total land cost in proportion of construction cost incurred against total construction cost or actual paid land cost, whichever is lesser

Table – B

## Details of RERA bank account:

1.	Bank name	Yes Bank Ltd
2.	Branch name	Sector 132, NOIDA, Uttar Pradesh
3.	Account no.	059372500000055
4.	IFSC code	YESB0000593
5.	Opening balance at the end of previous quarter (as on 31/12/2020)	NIL
6.	Deposits during the period under report (Jan to Feb 2021)	NIL
7.	Withdrawals during the period under report (Jan to Feb 2021)	NIL
8.	Closing balance at the end of the period (as on 28.02.2021)	NIL



## ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No.	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the real estate project	(Difference of total estimated project cost less cost incurred) <b>19467 Lakhs</b>
2.	Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by chartered accountant based upon verification of books of accounts)	<b>21,835 Lakhs</b>
3.	i. Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	<b>166 Nos</b>
4.	ii. Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	<b>19,422 Lakhs</b>
5.	Estimated receivables of ongoing project. Sum of (2 + 4)	<b>41257 Lakhs</b>
6.	Amount to be deposited in separate RERA Bank Account – 70% or 100% (If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in RERA Bank Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account. )	<b>21835 Lakhs</b>

This certificate is being issued as per the requirement of compliance in accordance with RERA Acts/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 28.02.2021.

For Abhishek Raja & Associates  
Chartered Accountants  
FRN: 021630N



Abhishek Raja  
Partner  
M. No. 506930  
UDIN: 21506930AAAAIO2632

Place: New Delhi  
Date : 06/03/2021

Statement for calculation of Receivables from the Sales of the ongoing real estate project.

**Booked Inventory**

**In case of plotted colony**

Sr. No.	Block No.	No of Flats / Apartments/ units/plots	Carpet Area (In Sq. Mts.)	Area of exclusive balcony /veranda/ covered car parking (Sq Mts.)	Total unit consideration amount as per Agreement/ letter of allotment	Received Amount up to end of reporting period	Balance Amount as on end of reporting period
	*						

HARYANA GOVT. GAZ. (EXTRA.), MAY 10, 2019 (VYSK. 20,1941 SAKA)

1643

**In case of group housing colony**

Sr. No.	Tower no.	No of Flats / Apartments/ units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered car parking (Sq. Mts.)	Total unit consideration amount as per Agreement/ letter of allotment	Received Amount up to end of reporting period	Balance Amount as on end of reporting period
	*	254	23,666		297.14 Lacs	78.79 Lacs	218.35 Lacs

**In case of commercial building**

Sr. No.	Commercial Tower/Block	No of Flats / Apartments/ units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered car parking (Sq. Mts.)	Total unit consideration amount as per Agreement/ letter of allotment	Received Amount up to end of reporting period	Balance Amount as on end of reporting period
	*						

**Unsold Inventory**

**Valuation Of the Residential/commercial premises**

Sr. No.	Tower/Block	No of Flats / Apartments/ units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony /veranda/ covered car parking (Sq.Mts.)	Estimated amount of sale proceeds
	*	166	16,688		194.22 Lacs

Note: (\*) Extend as per requirement

