



UDIN: 22501230AHJJEZ4729

<b>Chartered Accountants Certificate<sup>1</sup></b>		
<b>Report for the quarter ending</b>	<b>31<sup>st</sup> December, 2021</b>	
<b>Subject</b>	Certificate for withdrawal of money from separate RERA account the end of the quarter	
<b>1.</b>	I/ we have undertaken assignment as a Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter (30.09.2021).	
<b>Sr. No.</b>	<b>Particulars</b>	<b>Information</b>
1.	Project/phase of the project	Vatika India Next (Phase-II)
2.	Location	Village -Sihi, Shikohpur, Sikanderpur Badha and Kherkidaula, Tehsil-Manesar, Sector-81 to 85, Distt. Gurugram, Haryana
3.	Licensed area in acres	489.71 Acres(Including LOI of 12.5 Acres)
4.	Area for registration in acres	295.406 Acres
5.	HARERA registration no.	Applied
6.	Name of licensee	Vatika Limited Avon Buildtech Pvt. Ltd. (Now, Known as Vatika One India Next Pvt. Ltd.) Bendek Developers Pvt. Ltd. Blossom Properties Pvt. Ltd. Browz Technologies Pvt. Ltd. (Now, Known as Vatika One India Next Pvt. Ltd.) Buzz Estates Pvt. Ltd. (Now, Known as Vatika One India Next Pvt. Ltd.)







		<p>Calida Developers Pvt. Ltd. (Now, Known as Vatika One India Next Pvt. Ltd.)</p> <p>Caspar Developers Pvt. Ltd.</p> <p>Crazy Properties Pvt. Ltd.</p> <p>Espo Developers Pvt. Ltd.</p> <p>Fermina Developers Pvt. Ltd.</p> <p>Kiet Developers Pvt. Ltd. (Now, Known as Vatika One India Next Pvt. Ltd.)</p> <p>Marathon Promoters Pvt. Ltd. (Now, Known as Vatika One India Next Pvt. Ltd.)</p> <p>Mark Buildtech Pvt. Ltd.</p> <p>Mendell Developers Pvt. Ltd.</p> <p>Pegasus Infrastructure Pvt. Ltd.</p> <p>Sahar Land &amp; Housing Pvt. Ltd.</p> <p>Sarvad Builder Pvt. Ltd. (Now, Known as Vatika One India Next Pvt. Ltd.)</p> <p>Shivam Infratech Pvt. Ltd. (Now, Known as Vatika One India Next Pvt. Ltd.)</p> <p>Shivganesh Buildtech Pvt. Ltd. (Now, Known as Vatika One India Next Pvt. Ltd.)</p> <p>Spring Buildcon Pvt. Ltd. (Now, Known as Vatika One India Next Pvt. Ltd.)</p> <p>Stanway Developers Pvt. Ltd. (Now, Known as Vatika One India Next Pvt. Ltd.)</p> <p>Wonder Developers Pvt. Ltd. (Now, Known as Vatika One India Next Pvt. Ltd.)</p> <p>Paxton Promoters &amp; Developers Pvt. Ltd.</p>
7.	Name of collaborator	M/s Vatika Limited
8.	Name of developer	M/s Vatika Limited





	9.	Estimated cost of real estate project	197384.29 (Lacs)
<b>2.</b>	<b>Details related to inspection are as under</b>		
	1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	Not Applicable
	2.	Name of chartered accountant firm/ individual	Sudhir Kumar & Company
<b>3.</b>	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;		
<b>4.</b>	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 31.12.2021)		
<b>5.</b>	Further to above, based upon our examination of the 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 31.12.2021.		

For **Sudhir Kumar & Company**  
Chartered Accountants  
FRN No. 026296N

*Sudhir Kumar*

**(CA Sudhir Kumar)**  
Proprietor  
M.No 501230



Place : Gurugram  
Date: 19.04.2022



**Table - A**

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in lacs)	(%) of the total project cost	Incurred & paid	(%) of total incurred
1.	Land cost	63442.05	32.14	63442.05	41.90
2.	External Development Charges	24746.13	12.54	12400.77	8.19
3.	Infrastructure Development Charges	4267.36	2.16	4267.36	2.82
4.	Internal Development Works	12553.10	6.35	9053.38	5.98
5.	Cost of construction	2227.62	1.12	1733.05	1.14
6.	Cost of construction of community facilities	0.0	0.00	0.00	0.00
7.	Other costs	90148.02	45.69	60515.39	39.97
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	197384.28			
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)	151412.00			





10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	%
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	76.71%
12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	151412.00
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	Nil
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	151412.00
<b>Note:</b> - 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		

For **Sudhir Kumar & Company**  
Chartered Accountants  
FRN No. 026296N

*Sudhir Kumar*

(CA Sudhir Kumar)  
Proprietor





M.No 501230

Place : Gurugram

Date: 19.04.2022

<b>Table - B</b>		
<b>Details of RERA bank account:</b>		
1.	Bank name	HDFC Bank Ltd.
2.	Branch name	Vatika First India Place, MG. Road, Gurugram Haryana
3.	Account no.	57500000261782
4.	IFSC code	HDFC0000280
5.	Opening balance at the end of the previous quarter (as on 30 <sup>th</sup> September, 2021)	Nil
6.	Deposits during the quarter under report	Nil
7.	Withdrawals during the quarter under report	Nil
8.	Closing balance at the end of the quarter (as on 31st December,2021)	Nil

For **Sudhir Kumar & Company**

Chartered Accountants

FRN No. 026296N

*Sudhir Kumar*

**(CA Sudhir Kumar)**

Proprietor

M.No 501230



Place : Gurugram

Date: 19.04.2022





**ADDITIONAL INFORMATION FOR ONGOING PROJECTS**

<b>Sr. No</b>	<b>Particulars</b>	<b>Details</b>
1.	Estimated balance cost to be incurred for completion of the real estate project	45972.28
2.	Balance amount of receivables from booked Plot & apartments as per Annexure-A to this certificate (as certified by chartered accountant based upon verification of books of accounts)	16735.72
3.	i. Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	116515.16
4.	ii. Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	116515.16
5.	Estimated receivables of ongoing project. Sum of (2 + 3)	133250.88
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 less than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account. )	70%





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 **31.12.2021**.

For **Sudhir Kumar & Company**  
Chartered Accountants  
FRN No. 026296N

*Sudhir Kumar*

**(CA Sudhir Kumar)**  
Proprietor  
M.No 501230



Place : Gurugram  
Date: 19.04.2022

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
1	Plotted	1225.00	340111.51	340111.51	99706.84	82971.12	16735.72





**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
	*Nil	Nil	Nil	Nil	Nil	Nil	Nil

**In case of Apartment**

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
	*Nil	Nil	Nil	Nil	Nil	Nil	Nil





**Unsold Inventory Valuation.**

Sr. No.	Tower/Block	No of Flats / Apartments / units/plots	Rate Per sq. Mtrs.	Carpet Area (in Sq. Mts.).	Area of exclusive balcony / veranda/covered car parking (Sq.Mts.)	Estimated amount of sale proceeds
1	Plots	145	53820.00	203109.29	203109.29	109313.42
2	EWS	713	600.00	36368.70	36368.70	218.21
3	Amenities	23	23920.00	29195.34	29195.34	6983.53
	Total	881		268673.33	268673.33	116515.16

**Note: (\*) Extend as per requirement**

