

UDIN: 22501230BDKHUL4815

Chartered Accountants Certificate¹		
Report for Quarter Ending:		30 Sep 2022
Subject		Certificate for withdrawal of money from separate RERA account at the end of the quarter
1.	I/ we have undertaken assignment as a Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter 30.09.2022.	
Sr. No.	Particulars	Information
1.	Project/phase of the project	Vatika Crossover
2.	Location	Sector - 82A, Village Sikhopur, Gurugram.
3.	Licensed area in acres	9.66 Acre
4.	Area for registration in acres	9.66 Acre
5.	HARERA registration no.	
6.	Name of licensee	M/s. Vatika One India Next Private Limited
7.	Name of collaborator	N.A.
8.	Name of developer	M/s. Vatika One India Next Private Limited
9.	Estimated cost of real estate project	Rs.19,227.21 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	N.A.
2.	Name of chartered accountant firm/ individual	Sudhir Kumar & Company



Office Address: Shop No-FF-443, Ansal Sumanglam Building, RDC, Raj Nagar, Ghaziabad- 201001
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For Vatika One India Next Pvt. Ltd.

[Signature]
Authorized Signatory



	individual	
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 30.09.2022)	
5.	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above, based upon our examination of the books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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.	

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

Sudhir Kumar

(CA Sudhir Kumar)
Proprietor
M.No 501230



Place : Gurugram
Date: 08.11.2022

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 incurre d
1.	Land cost	6069.08	31.56	6069.08	100.00
2.	External Development Charges	4,419.05	22.98	1,618.2 3	36.62
3.	Infrastructure Development Charges	586.46	3.05	586.46	100.00
4.	Internal Development Works	345.50	1.80	76.00	22.00
5.	Cost of construction	0	0	0	0
6.	Cost of construction of community facilities	0	0	0	0
7.	Other costs	7,807.18	40.60	4,344.1 2	55.64
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	19,227.28			
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	12,693.85			



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	of construction)	
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	NIL
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	NIL
12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	NIL
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	12,693.85
<p>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</p>		





Table - B		
Details of RERA bank account:		
1.	Bank name	HDFC Bank Limited
2.	Branch name	First India Place, M.G. Road, Gurugram, Haryana 122001
3.	Account no.	57500001116250
4.	IFSC code	HDFC0000280
5.	Opening balance at the end of the previous quarter (as on 30 Sep 2022)	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 30 Sep 2022)	NIL



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ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No.	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the real estate project	6,533.43
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)	NIL
3.	i. Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	NIL
4.	ii. Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	28,259.31
5.	Estimated receivables of ongoing project. Sum of (2 + 3)	NIL
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.)	NIL



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

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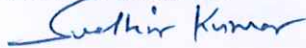
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ed on the management of the company; It is based on the verification of books of accounts and other related documents till 30 Sep 2022.

Yours Faithfully,

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



(CA Sudhir Kumar)
Proprietor
M.No 501230



Place : Gurugram
Date: 08.11.2022

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 Sqm)	Area of exclusive balcony / veranda/ covered car parking (Sqm)	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	NIL	NIL	NIL	NIL	NIL	NIL	NIL

In case of floors part of Plotted colony

Sr. No.	Tower no.	No of Flats / Apartments/ units/plots	Carpet Area (in Sqm)	Area of exclusive balcony / veranda/ covered car parking	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
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				(Sqm)			
1	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.





In case of commercial building

Sr. No.	Commercial Tower/Block	No of Flats / Apartments / units/plots	Carpet Area (in Sqm)	Area of exclusive balcony / veranda / covered car parking (Sqm)	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
N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

Unsold Inventory Valuation

Valuation of the plots Rs. 2,22,000/- Sqm

Sr. No.	Tower/Block	No of Flats / Apartments / units/plots	Carpet Area (in Sqm)	Area of exclusive balcony / veranda / covered car parking (Sqm)	Estimated amount of sale proceeds
1	A1	11	871.33	-	193,435,260
2	A2	1	124.34	-	27,603,480
3	B1	17	1759.5	-	390,609,000
4	B2	1	162.87	-	36,157,140
5	B3	1	133.28	-	29,588,160
6	C1	11	1442.1	-	320,146,200
7	C2	1	153.61	-	34,101,420
8	C3	3	322.26	-	71,541,720
9	C4	1	146.3	-	32,478,600
10	C5	1	231.24	-	51,335,280
11	D1	15	2484	-	551,448,000
12	D2	2	129.84	-	

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					28,824,480
13	D3	2	165.56	-	36,754,320
14	D4	3	336	-	74,592,000
15	E	12	1714.49	-	380,616,780
16	F	8	991.14	-	220,033,080
17	G1	7	1260	-	279,720,000
18	G2	1	301.12	-	66,946,426
Total	18	98	12728.98	-	2,825,931,346

In case of floor part of plotted colony Rs. -----/- Sqm..

Sr. No.	Tower/Block	No of Flats / Apartments / units/plots	Carpet Area (in Sqm)	Area of exclusive balcony / veranda/covered car parking (Sqm)	Estimated amount of sale proceeds
1	N.A.	N.A.	N.A.	N.A.	N.A.

Note: (*) Extend as per requirement

