

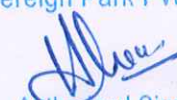
UDIN: 23501230BGVLJY3857

Chartered Accountants Certificate		
Report for the quarter ending		30th June 2023
Subject		
1.	I/ we have undertaken assignment as a Chartered Accountant for certifying withdrawal of money from separate RERA account of the Project.	
Sr. No.	Particulars	Information
1.	Project/phase of the project	Sovereign Park (Phase-II)
2.	Location	Sector -99A, Village - Kherki Majra Dhankot, Gurugram, Haryana
3.	Licensed area in acres	4.83384 Acre
4.	Area for registration in acres	4.83384 Acre
5.	HARERA registration no.	Nil
6.	Name of licensee	M/s Vatika Sovereign Park Private Limited
7.	Name of collaborator	Not Applicable
8.	Name of developer	M/s Vatika Sovereign Park Private Limited
9.	Estimated cost of real estate project	Rs. 41043.41 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	Not Applicable



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For Vatika Sovereign Park Pvt. Ltd.


Authorized Signatory

SUDHIR KUMAR & COMPANY.
Chartered Accountants



2.	Name of chartered accountant firm/ individual	Sudhir Kumar
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 30th June 2023)	
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above, based upon our examination of the books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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: 04.09.2023

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[Signature]
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Table-A

Particulars	Estimated (column - A)		Incurred & paid (column - B)	
	Amount (Rs. in lacs)	(%) of the total project cost	Amount (Rs. in lacs)	(%) of total incurred
Land cost	5,320.08	6.83	5,239.36	98.48
External Development Charges	1,492.00	1.92	1,492.00	100.00
Infrastructure Development Charges	13.74	0.02	13.74	100.00
Internal Development Works	610.37	0.78	89.42	14.65
Cost of construction	13,385.03	17.19	1,959.58	14.64
Cost of construction of community facilities	-	0.00	-	0.00
Other costs	20,222.19	73.26	12,532.52	61.97
Total	41,043.41	100.00	21,326.62	51.96
Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)				41043.41
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)				21326.62
Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)				9.89 %
Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.				38.49
Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid				21326.62
Less amount withdrawn till date of this certificate as per the books of accounts and bank statement				6713.73
Net amount which can be withdrawn from the separate RERA bank account under this certificate				14612.89
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				



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Table - B

Details of RERA bank account:

1.	Bank name	Standard Chartered Bank
2.	Branch name	DLF Building No. -7, DLF Cyber City, Sector - 24,25 & 25A, Gurgaon - 122002
3.	Account no.	53105108663
4.	IFSC code	SCBL0036025
5.	Opening balance at the end of the previous quarter (as on 30 th June 2023)	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 th June 2023)	Nil



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ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No.	Particulars	Rs. in Lacs
1.	Estimated balance cost to be incurred for completion of the real estate project	19,716.80
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)	0
3.	i. Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	202
4.	ii. Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	42148.62
5.	Estimated receivables of ongoing project. Sum of (2 + 3)	42148.62
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.)	29504.03

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 **30th June 2023**



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For Vatika Sovereign Park Pvt. Ltd.


Authorized Signatory

That the information provided by the applicant (Vatika Sovereign Park Private Limited) in application form REP-1 is correct as per books of accounts/balance sheet of the applicant

Yours Faithfully,

Name and Signature of Chartered Accountant with Stamp

Sudhir Kumar

For Sudhir Kumar

Partner / Proprietor

(Membership Number 501230)

Dated: 04.09.2023



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

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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 (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 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
Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

Sold Inventory Valuation

Average valuation of the Flat Nil/- Sq. ft.

Sr. No.	Tower/Block	No of Flats /	Carpet	Area of exclusive balcony /	Estimated amount of sale proceeds in lakhs
		Apartments // units/plots	Area (in Sq ft)	veranda / covered car parking (In Sq ft)	
		Nil	Nil	Nil	Nil
	Total	Nil	Nil	Nil	Nil



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Unsold Inventory Valuation

Average valuation of the Flat/Retail Rs 13,714/- Sq. ft.

Sr. No.	Tower/Block	No of Flats /	Carpet	Area of exclusive balcony /	Estimated amount of sale proceeds in lakhs
		Apartments// units/plots	Area (in Sq ft)	veranda/covered car parking (in Sq ft)	
1	Tower-C	40	69773.11	1450.34	10,745.06
2	Tower-D	20	32945.27	548.75	5,073.57
3	Tower-E	23	50910.06	1415.68	7,840.15
4	Tower-F	21	33515.22	567.37	5,161.34
5	Tower-G	23	50910.06	1415.68	7,840.15
6	Tower-H	20	35102.91	0.00	5,405.85
7	EWS	55	11288.64	0.00	82.50
	Total	202	284445.27	5397.82	42148.62

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	Nil	Nil	Nil	Nil	Nil

Note: (*) Extend as per requirement



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