



UDIN: **24501230BKCFG5478**

**Annexure-C**

<b>Chartered Accountants Certificate</b>		
<b>Report for the quarter ending</b>	<b>31<sup>st</sup> Dec 2023</b>	
<b>Subject</b>		
<b>1.</b>	I/ we have undertaken assignment as a Chartered Accountant for certifying withdrawal of money from separate RERA account of the Project.	
<b>Sr. No.</b>	<b>Particulars</b>	<b>Information</b>
1.	Project/phase of the project	Vatika India Next -2
2.	Location	Village –Harsuru, Sector-88A & 88B , Sub-Tehsil-Harsuru, District-Gurugram, Haryana
3.	Licensed area in acres	121.0125 Acres
4.	Area for registration in acres	121.0125 Acres
5.	HARERA registration no.	94 of 2013 dated 31-Oct-13 11 of 2015 dated 01-Oct-15 254 of 2023 dated 17-Nov-23
6.	Name of licensee	1. M/s Vatika Limited 2. M/s Malvina Developers Pvt. Ltd. 3. M/s Bioko Developers Pvt. Ltd. 4. M/s Salton Developers Pvt. Ltd. 5. M/s Vaibhav Warehousing Pvt. Ltd. 6. M/s Feldon Developers Pvt. Ltd. 7. M/s Aplin Developers Pvt. Ltd. 8. M/s Mendell Developers Pvt. Ltd. 9. M/s Ignacio Developers Pvt. Ltd 10. M/s Aster Promoters and Developers Pvt. Ltd. 11. M/s Timor Developers Pvt. Ltd. 12. M/s Blossom Properties Pvt. Ltd.





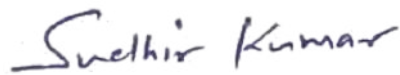
		<p>13. Smt. Bimla Devi W/o Sh. Jai Prakash 14. M/s Vatika Ltd. 15. M/s Haben Developers Pvt. Ltd. 16. M/s Vatika Limited. 17. M/s Ignacio Developers Pvt. Ltd. 18. M/s Sahar Land and Housing Pvt. Ltd. 19. M/s Haldis Developers Pvt. Ltd. 20. M/s Acklin Developers Pvt. Ltd. 21. M/s Crazy Properties Pvt. Ltd. 22. M/s Vatika INXT 2 Pvt. Ltd.</p>
7.	Name of collaborator	<p>1. M/s Vatika Limited 2. M/s Malvina Developers Pvt. Ltd. 3. M/s Bioko Developers Pvt. Ltd. 4. M/s Salton Developers Pvt. Ltd. 5. M/s Vaibhav Warehousing Pvt. Ltd. 6. M/s Feldon Developers Pvt. Ltd. 7. M/s Aplin Developers Pvt. Ltd. 8. M/s Mendell Developers Pvt. Ltd. 9. M/s Ignacio Developers Pvt. Ltd 10. M/s Aster Promoters and Developers Pvt. Ltd. 11. M/s Timor Developers Pvt. Ltd. 12. M/s Blossom Properties Pvt. Ltd. 13. Smt. Bimla Devi W/o Sh. Jai Prakash 14. M/s Vatika Ltd. 15. M/s Haben Developers Pvt. Ltd. 16. M/s Vatika Limited. 17. M/s Ignacio Developers Pvt. Ltd. 18. M/s Sahar Land and Housing Pvt. Ltd. 19. M/s Haldis Developers Pvt. Ltd. 20. M/s Acklin Developers Pvt. Ltd. 21. M/s Crazy Properties Pvt. Ltd. 22. M/s Vatika INXT 2 Pvt. Ltd.</p>
8.	Name of developer	M/s Vatika Limited
9.	Estimated cost of real estate project	1,08,368.64 Lakh
<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	NIL
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 31.12.2023	
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

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

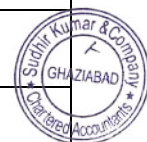


Place : Gurugram  
Date: 03.07.2024



**Table - A**

<b>Project cost details (Rs.in lacs)</b>				
<b>Particulars</b>	<b>Estimated (column - A)</b>		<b>Incurred &amp; paid (column - B)</b>	
	<b>Amount (Rs. in lacs)</b>	<b>(%) of the total project cost</b>	<b>Amount (Rs. in lacs)</b>	<b>(%) of total incurred</b>
<b>Land cost</b>	26,510.58	27.11	23,342.59	31.66
<b>External Development Charges</b>	11,844.98	10.93	6,159.68	8.36
<b>Infrastructure Development Charges</b>	2,591.80	2.39	1,882.36	2.55
<b>Internal Development Works</b>	5734.35	5.29	2270.90	3.08
<b>Cost of construction</b>	320.40	0.30	140.91	0.19
<b>Cost of construction of community facilities</b>	0.00	0.00	0.00	0.00
<b>Other costs</b>	61,366.52	53.98	39,925.98	54.16
<b>Total</b>	<b>1,08,368.64</b>	<b>100</b>	<b>73,722.42</b>	<b>100</b>
<b>Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)</b>		<b>1,08,368.64</b>		
<b>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)</b>		<b>73,722.42</b>		
<b>Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)</b>		<b>40%</b>		
<b>Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.</b>		<b>68.03%</b>		
<b>Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid</b>		<b>73,722.42</b>		
<b>Less amount withdrawn till date of this certificate as per the books of accounts and bank statement</b>		<b>73,722.42</b>		
<b>Net amount which can be withdrawn from the separate RERA bank account under this certificate</b>		<b>Nil</b>		
<b>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</b>				





<b>Table - B</b>		
<b>Details of RERA bank account:</b>		
1.	Bank name	HDFC Bank Limited
2.	Branch name	First India Place, M.G. Road, Gurugram, Haryana - 122001
3.	Account no.	57500001021142
4.	IFSC code	HDFC0000280
5.	Opening balance at the end of the previous quarter (as on 31.03.2023)	0
6.	Deposits during the quarter under report	0
7.	Withdrawals during the quarter under report	0
8.	Closing balance at the end of the quarter (as on 31.12.2023)	0





**ADDITIONAL INFORMATION FOR ONGOING PROJECTS**

Sr. No.	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the real estate project	34,646.22
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)	26,179.54
3.	i Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	705 Unit
	i Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	83,514.85
4.	Estimated receivables of ongoing project. Sum of (2 + 3)	1,09,694.39
5.	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 Dec 2023**.





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That the information provided by the applicant (Vatika 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 Stamps

*Sudhir Kumar*

For Sudhir Kumar

Partner / Proprietor

(Membership Number 501230)

Date: 03.07.2024





UDIN: **24501230BKCIFJ5851**

**Annexure-C**

<b>Chartered Accountants Certificate</b>		
<b>Report for the quarter ending</b>		<b>03<sup>th</sup> July 2024</b>
<b>Subject</b>		
<b>1.</b>	I/ we have undertaken assignment as a Chartered Accountant for certifying withdrawal of money from separate RERA account of the Project.	
<b>Sr. No.</b>	<b>Particulars</b>	<b>Information</b>
1.	Project/phase of the project	Vatika India Next -2
2.	Location	Village –Harsuru, Sector-88A & 88B , Sub-Tehsil-Harsuru, District-Gurugram, Haryana
3.	Licensed area in acres	121.0125 Acres
4.	Area for registration in acres	121.0125 Acres
5.	HARERA registration no.	94 of 2013 dated 31-Oct-13 11 of 2015 dated 01-Oct-15 254 of 2023 dated 17-Nov-23
6.	Name of licensee	1. M/s Vatika Limited 2. M/s Malvina Developers Pvt. Ltd. 3. M/s Bioko Developers Pvt. Ltd. 4. M/s Salton Developers Pvt. Ltd. 5. M/s Vaibhav Warehousing Pvt. Ltd. 6. M/s Feldon Developers Pvt. Ltd. 7. M/s Aplin Developers Pvt. Ltd. 8. M/s Mendell Developers Pvt. Ltd. 9. M/s Ignacio Developers Pvt. Ltd 10. M/s Aster Promoters and Developers Pvt. Ltd. 11. M/s Timor Developers Pvt. Ltd. 12. M/s Blossom Properties Pvt. Ltd.







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8.	Name of developer	M/s Vatika Limited
9.	Estimated cost of real estate project	Rs.1,08,368.64 Lakh
<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	NIL
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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: 03.07.2024

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

**Sold 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	AVENUE-2	6	994.80	Nil	1,90,67,000.00	1,00,44,284.00	90,22,716.00
2	AVENUE-5	3	2,520.00	Nil	6,93,10,180.80	1,30,30,180.80	56280000
3	AVENUE-6	3	1,591.34	Nil	5,18,21,071.00	5,18,21,071.00	0
4	AVENUE-7	8	5,114.10	Nil	73,71,040.00	66,26,810.00	7,44,230.00
5	AVENUE-8	33	12,377.06	Nil	87,83,17,220.44	18,61,78,691.94	69,21,38,528.50
6	AVENUE-9	2	1,059.55	Nil	83,64,720.00	49,80,000.00	33,84,720.00
7	E-11	38	5,768.51	Nil	21,41,45,200.00	15,29,98,126.20	6,11,47,073.80
8	E-14	23	4,206.03	Nil	13,27,38,448.66	6,24,01,375.00	7,03,37,073.66
9	E-15	21	4,770.32	Nil	34,86,65,928.10	13,46,54,033.00	21,40,11,895.10
10	E-16	34	7,700.26	Nil	64,96,03,619.91	23,64,11,766.10	41,31,91,853.81
11	E-17	16	3,753.34	Nil	12,87,54,414.66	6,72,48,888.09	6,15,05,526.57
12	E-18	38	7,055.31	Nil	32,75,18,864.20	17,70,31,473.00	150487391.2
13	E-31	18	3,430.80	Nil	2,63,02,800.00	1,78,61,829.00	84,40,971.00
14	E-33	16	3,114.76	Nil	7,16,39,480.00	5,46,51,424.25	1,69,88,055.75
15	F-12	1	221.60	Nil	50,96,800.00	50,96,800.00	0.00
16	G-11	9	3,034.90	Nil	130126345.4	45690060	84436285.39
17	G-14	9	2244.83	Nil	10,08,67,743.00	5,45,20,979.35	4,63,46,763.65
18	G-16	16	4,135.51	Nil	17,42,99,616.03	13,26,95,665.13	4,16,03,950.90
19	G-17	14	3528	Nil	281833256.1	176831712.5	105001543.5
20	H-11	14	4,664.70	Nil	6,45,98,675.25	3,29,21,600.00	3,16,77,075.25
21	H-14	6	2101.48	Nil	64675587.88	58359964.84	6315623.04
22	H-15	10	3,441.52	Nil	4,74,77,305.65	1,87,42,689.90	2,87,34,615.75
23	H-16	6	2,055.77	Nil	1,28,29,520.00	67,57,011.95	60,72,508.05



24	H-21	8	1,505.90	Nil	5,69,08,890.72	1,09,47,365.80	4,59,61,524.92
25	H-23	5	872.30	Nil	1,28,70,398.96	25,00,000.00	1,03,70,398.96
26	H-24	2	422.40	Nil	2,36,54,400.00	0.00	2,36,54,400.00
27	H-3	16	8,495.17	Nil	5,01,80,389.50	1,03,29,906.50	3,98,50,483.00
28	H-30	3	611.66	Nil	3,71,41,416.00	10,00,000.00	3,61,41,416.00
29	H-31	3	803.4	Nil	0.00	0.00	0.00
30	H-40	7	1114.63	Nil	2,56,36,490.00	2,17,67,527.00	38,68,963.00
31	J-11	15	3,856.32	Nil	29,34,15,677.50	9,95,68,086.50	19,38,47,591.00
32	J-12	13	3478.1	Nil	24,44,77,041.23	9,35,14,787.00	15,09,62,254.23
33	J-14	12	2432.48	Nil	5,57,62,081.38	5,03,33,014.18	54,29,067.2
<b>Grand Total</b>		428	112476.9	0	4,61,54,71,622.31	1,99,75,17,123.06	2,61,79,54,499.25

**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
1	Nil	Nil	Nil	Nil	Nil	Nil	Nil

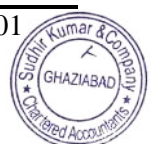




UDIN: **24501230BKCIFI4990**

**Annexure-C**

<b>Chartered Accountants Certificate</b>		
<b>Report for the quarter ending</b>		<b>03<sup>th</sup> July 2024</b>
<b>Subject</b>		
<b>1.</b>	I/ we have undertaken assignment as a Chartered Accountant for certifying withdrawal of money from separate RERA account of the Project.	
	<b>Sr. No.</b>	<b>Particulars</b>
		<b>Information</b>
	1.	Project/phase of the project
		Vatika India Next -2
	2.	Location
		Village –Harsuru, Sector-88A & 88B , Sub-Tehsil-Harsuru, District-Gurugram, Haryana
	3.	Licensed area in acres
		121.0125 Acres
	4.	Area for registration in acres
		121.0125 Acres
	5.	HARERA registration no.
		94 of 2013 dated 31-Oct-13 11 of 2015 dated 01-Oct-15 254 of 2023 dated 17-Nov-23
	6.	Name of licensee
		1. M/s Vatika Limited 2. M/s Malvina Developers Pvt. Ltd. 3. M/s Bioko Developers Pvt. Ltd. 4. M/s Salton Developers Pvt. Ltd. 5. M/s Vaibhav Warehousing Pvt. Ltd. 6. M/s Feldon Developers Pvt. Ltd. 7. M/s Aplin Developers Pvt. Ltd. 8. M/s Mendell Developers Pvt. Ltd. 9. M/s Ignacio Developers Pvt. Ltd 10. M/s Aster Promoters and Developers Pvt. Ltd. 11. M/s Timor Developers Pvt. Ltd. 12. M/s Blossom Properties Pvt. Ltd. 13. Smt. Bimla Devi W/o Sh. Jai Prakash





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8.	Name of developer	M/s Vatika Limited
9.	Estimated cost of real estate project	1,08,368.64 Lakh
<b>2.</b>	<b>Details related to inspection are as under</b>	
1.	Date of certifying withdrawal of money from separate RERA	NIL





	account at the end of the quarter	
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;	
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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: 03.07.2024

**Unsold Inventory Valuation**

Average valuation of the plots Rs. 47,900.82/- Sq. mtr

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	5THBOULEVARD LANE	5	7,611.62	Nil	54,46,69,008.00
2	AVENUE-10	3	2,065.80	Nil	15,28,69,200.00
3	AVENUE-2	5	1,707.78	Nil	9,14,26,440.00
4	AVENUE-5	11	18,600.43	Nil	87,38,25,796.00
5	AVENUE-6	8	12,905.33	Nil	83,80,34,140.00
6	AVENUE-7	7	1,839.44	Nil	8,11,33,410.00
7	AVENUE-8	5	910.65	Nil	6,40,75,500.00
8	AVENUE-9	2	6,348.50	Nil	48,15,51,905.28
9	E-11	8	1,878.46	Nil	7,93,58,318.00
10	E-14	17	7,728.36	Nil	8,07,16,130.00
11	E-15	15	3,064.79	Nil	1,67,65,700.00
12	E-17	14	3,148.10	Nil	0.00
13	E-18	9	1,651.90	Nil	4,77,09,376.00
14	E-19	14	3,532.77	Nil	9,45,00,000.00
15	E-20	15	3,375.00	Nil	23,62,50,000.00
16	E-31	3	571.80	Nil	1,31,51,400.00
17	E-33	5	1,007.30	Nil	2,31,67,900.00
18	E-34	64	3,200.00	Nil	19,20,000.00
19	E-35	46	2,300.00	Nil	13,80,000.00
20	E-36	8	400.00	Nil	2,40,000.00
21	E-37	26	1,300.00	Nil	7,80,000.00
22	F-12	45	10,198.58	Nil	35,93,70,770.00
23	F-14	30	6,816.37	Nil	38,83,17,510.00
24	F-15	12	2,694.28	Nil	5,17,50,000.00
25	G-11	7	3,721.25	Nil	2,34,52,800.00
26	G-12	12	4,578.83	Nil	26,26,52,830.00
27	G-14	21	5,556.93	Nil	16,41,66,260.00





28	G-17	2	757.36	Nil	5,30,15,200.00
29	H-11	6	1,953.94	Nil	11,34,85,400.00
30	H-12	7	2,697.11	Nil	13,01,83,198.00
31	H-14	8	2,680.08	Nil	18,76,05,600.00
32	H-15	4	1,340.04	Nil	9,38,02,800.00
33	H-16	2	670.02	Nil	4,69,01,400.00
34	H-21	11	2,323.20	Nil	16,26,24,000.00
35	H-22	5	1,339.00	Nil	9,37,30,000.00
36	H-23	19	3,829.10	Nil	26,81,47,000.00
37	H-24	9	1,900.80	Nil	13,30,56,000.00
38	H-3	13	3,008.19	Nil	14,04,63,870.00
39	H-30	12	2,975.80	Nil	20,85,26,000.00
40	H-31	9	2,410.20	Nil	16,87,14,000.00
41	H-32	24	5,068.80	Nil	35,48,16,000.00
42	H-33	23	5,480.20	Nil	38,36,14,000.00
43	H-34	30	8,034.00	Nil	56,23,80,000.00
44	H-35	14	2,956.80	Nil	20,69,76,000.00
45	H-40	7	997.39	Nil	2,29,40,016.00
46	H-41	34	1,700.00	Nil	10,20,000.00
47	H-42	25	1,252.20	Nil	7,51,320.00
48	J-11	2	610.12	Nil	3,21,50,320.00
49	J-12	1	218.79	Nil	50,32,170.00
50	J-14	3	532.10	Nil	77,76,300.00
51	J-16	18	900.00	Nil	5,40,000.00
Grand Total		705.00	1,74,349.52		8,35,14,84,987.28

**In case of floor part of plotted colony Rs. Nil/- 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**

