



UDIN: 24501230BKCIXX5330

Chartered Accountants Certificate		
Report for the quarter ending		30 th Sept 2024
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	FOOTFALLS
2.	Location	Village –Harsuru, 88B , Sub-Tehsil-Harsuru, District-Gurugram, Haryana
3.	Licensed area in acres	2.6250 Acres
4.	Area for registration in acres	2.6250 Acres
5.	HARERA registration no.	
6.	Name of licensee	1. M/s Aplin Developers Pvt. Ltd. 2. Smt. Rita Grover W/o Sh. Madan Grover 3. Sh. Sahil Grover S/o Sh. Madan Grover 4. M/s Bioko Developers Pvt. Ltd.
7.	Name of collaborator	1. M/s Vatika Limited 2. M/s Aplin Developers Pvt. Ltd. 3. Smt. Rita Grover W/o Sh. Madan Grover, 4. Sh. Sahil Grover S/o Sh. Madan Lal Grover 5. M/s Bioko Developers Pvt. Ltd.
8.	Name of developer	M/s Vatika Limited
9.	Estimated cost of real estate project	3,055.51 Lakh
2.	Details related to inspection are as under	
1.	Date of certifying withdrawal of money from separate RERA	NIL



Office Address: Shop No-FF-443, Ansal Sumanglam Building, RDC, Raj Nagar, Ghaziabad- 201001
M-9811640380 Mail: acakumarsudhir@gmail.com

For Vatika Limited

Authorised Signatory

SUDHIR KUMAR & COMPANY.
Chartered Accountants



	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;	
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 30.09.2024	
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above, based upon our examination of the books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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: 15.11.2024

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Table – A

Project cost details (Rs.in lacs)				
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	16.76	0.55	16.76	1.33
External Development Charges	1,093.01	35.77	182.17	14.50
Infrastructure Development Charges	159.34	5.21	159.34	12.68
Internal Development Works	600.00	19.64	0.00	0.00
Cost of construction	0.00	0.00	0.00	0.00
Cost of construction of community facilities	0.00	0.00	0.00	0.00
Other costs	1,186.40	38.83	898.37	71.49
Total	3,055.51	100.00	1,256.64	100.00
Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)		3,055.51		
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)		1,256.64		
Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)		0%		
Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.		41.13%		
Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid		0.00		
Less amount withdrawn till date of this certificate as per the books of accounts and bank statement		0.00		
Net amount which can be withdrawn from the separate RERA bank account under this certificate		Nil		
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				





ADDITIONAL INFORMATION FOR ONGOING PROJECTS (Rs.in Lacs)

Sr. No.	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the real estate project	1798.87
2.	Balance amount of receivables from booked Plot & apartments as per (as certified by chartered accountant based upon verification of books of accounts)	0.00
3.	i. Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	40 Unit
	ii. Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	3,495.38
4.	Estimated receivables of ongoing project. Sum of (2 + 3)	3,495.38
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 **30 Sep 2024**.



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For Vatika Limited

Authorized Signatory

SUDHIR KUMAR & COMPANY.
Chartered Accountants



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 Stamp

Sudhir Kumar

For Sudhir Kumar

Partner / Proprietor

(Membership Number 501230)

Date: 15.11.2024



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For Vatika Limited

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UDIN: **24501230BKCIYA7786**

Annexure-A

Chartered Accountants Certificate		
Report for the quarter ending		30 th Sept 2024
Subject		
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3.	Licensed area in acres	2.6250 Acres
4.	Area for registration in acres	2.6250 Acres
5.	HARERA registration no.	
6.	Name of licensee	1. M/s Aplin Developers Pvt. Ltd. 2. Smt. Rita Grover W/o Sh. Madan Grover 3. Sh. Sahil Grover S/o Sh. Madan Grover 4. M/s Bioko Developers Pvt. Ltd.
7.	Name of collaborator	1. M/s Vatika Limited 2. M/s Aplin Developers Pvt. Ltd. 3. Smt. Rita Grover W/o Sh. Madan Grover, 4. Sh. Sahil Grover S/o Sh. Madan Lal Grover 5. M/s Bioko Developers Pvt. Ltd.
8.	Name of developer	M/s Vatika Limited
9.	Estimated cost of real estate project	Rs.3,055.51 Lakh
2.	Details related to inspection are as under	



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SUDHIR KUMAR & COMPANY.
Chartered Accountants



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;	
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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


(CA Sudhir Kumar)
Proprietor
M.No 501230



Place : Gurugram
Date: 15.11.2024

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Unsold Inventory Valuation

Average valuation of the commercial plots Rs. 94,365.29/- 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	A	17	1,530.00	Nil	12,10,95,000.00
2	A1	3	324	Nil	1,61,46,000.00
3	B	10	1125	Nil	11,77,31,250.00
4	B1	4	540	Nil	8,07,30,000.00
5	C	6	185.1	Nil	1,38,36,225.00
Grand Total		40	3,704.10		34,95,38,475.00

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

