



Annexure C

Chartered Accountants Certificate		
Report for quarter ending Period		16 th July, 2026
Subject		Certificate for withdrawal of money from Separate RERA account given by Chartered accountant the end of the quarter
1.	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from Separate RERA account at the end of the quarter 16th July 2026.	
	Sr.	Particulars
		Information
	1.	Phase of the Project
	2.	Location
	3.	Licensed area in acres
	4.	Area for registration in acres
	5.	HARERA registration No.
	6.	Name of Licensee
	7.	Name of collaborator
	8.	Name of developer
	9.	Estimated cost of real estate project
2.	Details related to inspection are as under	
	1.	Date of certifying withdrawal of money from Project RERA Escrow account at the end of the quarter
	2.	Name of chartered accountant firm/ 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-16.07.2026.	
5.	Further to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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.	

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Date	: 27.07.2026	Yours faithfully, Signature & name of the Chartered Accountant (in block letters) with stamp
Place	: Greater NOIDA	
For (name of CA firm)	: Gaurav Jai Agrawal & Associates	GAURAV AGRAWAL
Partner/ proprietor Membership no.	: 409153	

Table – A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (Column - A)		(Column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid	(%) of total incurred
1.	Land cost	26,141	14%	11,705	72%
2.	External Development Charges	4,205	2%	4,205	26%
3.	Infrastructure Development Charges	323	1%	323	2%
4.	Internal Development Works	32,850	18%	0	0%
5.	Cost of construction	86,184	48%	0	0%
6.	Cost of construction of community facilities	0	0	0	0%
7.	Other costs	30,691	17%	0	0%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	180,394		16,233	

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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)	16,233	0
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	0%	
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	sr.no. 9/ sr. no. 8 9%	
12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	sr. no. 8 x sr. no. 11 16,233	
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	0	
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	16,233	



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

	Table – B	
	Details of RERA bank account:	
1.	Bank name	IndusInd Bank Limited
2.	Branch name	Sector-137, NOIDA
3.	Account no.	256000500179
4.	IFSC code	INDB0001953
5.	Opening balance at the start of quarter under report (as on 01.04.2026)	0.00
6.	Deposits during the quarter under report	0.00
7.	Withdrawals during the quarter under report	0.00
8.	Closing balance at the end of the quarter (as on 16.07.2026)	0.00

This Certificate is being issued as per the requirement of compliance in accordance with RERA Acts/Rules by the company for the Project 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 16.07.2026.

For Gaurav Jai Agrawal & Associates
Chartered Accountants
Firm Regn. No. 024547C

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Gaurav Agrawal
(Proprietor)
Membership No. – 409153

Date: 27.07.2026
Place: Greater NOIDA

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