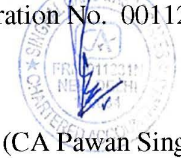




Chartered Accountants Certificate ³		
Report for quarter ending	October, 2021 to December, 2021	
Subject	Certificate for withdrawal of money from separate RERA account	
1.	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account.	
	Sr. No.	Particulars
	1.	Project/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
		Information
		Residential Township
		Ganaur, Sonipat
		52.906
		52.906
		HRERA - PKL – SNP – 259 – 2021
		RAMA KRISHNA BUILDWELL PRIVATE LIMITED
		NA
		RAMA KRISHNA BUILDWELL PRIVATE LIMITED
		Rs. 1,27,00,00,000
2.	Details related to inspection are as under	
	1.	Date of certifying withdrawal of money from separate RERA account.
	2.	Name of chartered accountant firm/ individual
		14/01/2022
		SINGHAL GARG & ASSOCIATES
3.	I certify withdrawal of money from separate RERA account 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: <u>14/01/2022</u>)	
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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.	
Date:		14/01/2021
Place:		NEW DELHI
For (name of CA firm) :		SINGHAL GARG & ASSOCIATES
Partner/ proprietor Membership no. :		090142
UDIN:		22090142AAAAAR7707
<p>Yours faithfully,</p> <p>For Singhal Garg & Associates</p> <p>Chartered Accountants</p> <p>Firm Registration No. 0011231N</p>  <p>(CA Pawan Singhal)</p> <p>No. 090142</p>		

MASTER ACCOUNT RELATED CERTIFICATION BY THE CHARTERED ACCOUNTANT IN COMPLIANCE OF SECTION 4(2)(I)(D) OF THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016

Master Account No.	38796848816
Name of the Bank	STATE BANK OF INDIA
Period under Report	1st September, 2021 to 31st December, 2021

Details of Receipt in Master Account				
Sr. No.	Date	Name of the allottee	Amount	Against Unit
1.	08/09/2021	Purshotam Mangal	5,00,000	D-03
2.	30/10/2021	Purshotam Mangal	25,00,000	D-03
3.	02/11/2021	Purshotam Mangal	25,00,000	D-03
4.	09/11/2021	Purshotam Mangal	9,24,025	D-03
5.	04/12/2021	Yudhvir Singh	10,00,000	B-85
6.	20/12/2021	Usha Batra	1,50,000	D-361
7.	20/12/2021	Vikas Kumar	2,00,000	D-323
8.	22/12/2021	Manan Batra / Usha Batra	5,00,000	D-362
9.	22/12/2021	Usha Batra	1,50,000	D-361
10.	22/12/2021	Yudhvir Singh	10,00,000	B-85
11.	23/12/2021	Usha Batra	5,00,000	D-361
12.	26/12/2021	Usha Batra	1,00,000	D-361
13.	26/12/2021	Manan Batra / Usha Batra	2,00,000	D-362
14.	27/12/2021	Manan Batra / Usha Batra	7,00,000	D-362
15.	27/12/2021	Usha Batra	7,00,000	D-361
16.		Total Funds realised from allottees	1,16,24,025	

Sr. No.	Particulars	Amount (Rupees in Lacs.)
1.	Total amount received in the master account	116.24
2.	Share of separate RERA account (70% of the amount received in the master account) *NOTE: Company do not have separate RERA account for transfer of 70% of Total receipts. Company Uses one common account as a master account and Separate RERA ACCOUNT.	81.36
3.	Share of free account (30% of the amount received in the master account)	34.87

- I/We hereby verify the receipts in the master account during the period under report as mentioned above.
- It is to certify that no money receipts from the allottees have been received any other account as per undertaking given by the promoter.
- It is to certify that this master account is free from any charge or encumbrances.
- It is also certified that the amount received in the master account from the allottee has been credited in the respective ledger of the allottee against the unit allotted to him.




Seal and Signature of CA

SEPARATE RERA ACCOUNT RELATED CERTIFICATION BY THE CHARTERED ACCOUNTANT IN COMPLIANCE OF SECTION 4(2)(I)(D) OF THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016

Separate RERA Account No.	38796848816
Name of the Bank	STATE BANK OF INDIA
Period under Report	1st September, 2021 to 31st December,2021

Details of Receipt in the Separate RERA Account from Master Account		
Sr. No.	Date of transfer in RERA account	Amount transferred
	NIL	
	Total funds transferred from Master Account	

Sr. No.	Particulars	Amount (Rupees in Lacs.)
1.	Total amount received in the master account during the period under report	116.24
2.	Share of separate RERA account (70% of the amount received in the master account)	81.36
3.	Total funds received in separate RERA account	N/A
4.	Is there any difference between Sr. No. 2 and 3	N/A
5.	If yes reason thereof	N/A
<ul style="list-style-type: none"> I/We hereby verify the receipts in the separate RERA account during the period under report as mentioned above. It is to certify that this separate RERA account is free from any charge or encumbrances. We hereby inform that the company do not have separate RERA account. Company uses one common account as a Master Account and Separate RERA Account. 		


Seal and Signature of CA

EXPENDITURE OUT OF SEPARATE RERA ACCOUNT RELATED CERTIFICATION BY THE CHARTERED ACCOUNTANT IN COMPLIANCE OF SECTION 4(2)(I)(D) OF THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016

Separate RERA Account No.	38796848816
Name of the Bank	STATE BANK OF INDIA
Period under Report	1st October, 2021 to 31st December, 2021

Details of withdrawal from Separate RERA Account						
Sr. No.	Date of withdrawal RERA account	Percentage of completion of project	Authorized withdrawal	Amount already withdrawn	Balance withdrawal limit	Whether amount withdrawn is less than balance withdrawal limit
1.	2.	3.	4.	5.	6.	7. (7 > 2)
		65%	52,88,931	52,88,931	NIL	

Sr. No.	Particulars	Amount (Rupees in Lacs.)
1.	Total funds withdrawn	52,88,931
2.	Total withdrawal limit at the end of the reporting period	NIL
3.	Whether the total withdrawn funds from separate RERA account so far is less than or equal to total withdrawal limit at the end of the reporting period	-
4.	If yes reason thereof	-
<ul style="list-style-type: none"> I/We hereby verify the withdrawals from the separate RERA account have been as per the requirement of section 4(2)(I)(D) i.e. all withdrawals have been made only after certificate from engineer, architect and chartered accountant. It is to certify that the withdrawals out of this separate RERA account have been made in proportion to completion of project. It is further certified that withdrawals have been against reimbursement of expenditure incurred on proportionate land cost and cost of construction. 		

Seal and Signature of CA



FINANCIAL STATEMENT IN RESPECT OF VIABILITY OF THE PROJECT

Name of the Project	RESIDENTIAL TOWNSHIP
Name of the Promoter	RAMA KRISHNA BUILDWELL PRIVATE LIMITED
Period under Report	1st October 2021 to 31st December 2021

Financial viability of the project at the end of the reporting period [INR (In Lacs)]			
1.	Net expected gain/ profit		
	Sr. No.	Description	Details
	1.1	Total estimated cost of the project	12,700
	1.2	Total estimated sales proceeds	14,480
	1.3	Net expected gains/profit, keeping in view the market trends. (1.2-1.1)	1,780
2.	Estimated cost details for completion of the project		
	2.1	Cost incurred at the end of the reporting Period.	4,030
	2.2	Estimated cost to be incurred for completion of the project	2,170
3.	Estimated receivables of the project at the end of reporting period		
	3.1	Amount collected at the end of the reporting period	116
	3.2	Amount to be collected from the existing allottees	Nil
	3.3	Value of unsold inventory (at cost)	1462.24
4	Total receivable of the Project at the end of the reporting period.		
	Total of (3.2+3.3)		
5.	Arrangement of funds required for completion of the project		
	5.1	Equity by promoter	12,700
	5.2	Loan	-
	5.3	Advances	-
	5.4	Any other debt or equity sources	-
	5.5	Other funding if any	-
6.	Gap in the funding		NIL
7.	Plan to bridge the gap in funding		NIL


Seal and Signature of CA