



NAVAL JAIN & COMPANY

Chartered Accountants

UGF-17, Parshvnath Bibhab Plaza
Alpha Commercial Belt, Alpha-I, Greater Noida-201308

M.: 9910223619

canavaljain@gmail.com

Chartered Accountants Certificate			
Report for quarter ending		31st Dec, 2021	
Subject		Certificate for withdrawal of money from separate RERA account at the end of the quarter	
I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter (31st Dec, 2021).			
1	Sr. No.	Particulars	Information
	1	Project/phase of the project	Okas Enclave – I
	2	Location	Village Malpura, Dharuhera, Rewari
	3	Licensed area in acres	13.5376
	4	Area for registration in acres	13.5376
	5	HARERA registration no.	HRERA-PKL-RWR-206-2020
	6	Name of licensee	Okas Enclave – I
	7	Name of collaborator	N/A
	8	Name of developer	Pardos Affordable Housing Pvt Ltd
9	Estimated cost of real estate project (Rs. In Lacs)	5786	
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	13.01.22
2	Name of chartered accountant firm/ individual	NAVAL JAIN & COMPANY	
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 document still (Date 31/12/2021)		
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	13.01.2022	Yours faithfully,	
Place	Greater Noida		
For (name of CA firm)	NAVAL JAIN & COMPANY		
Proprietor/M.No	NAVAL JAIN, PROPRIETOR, 511697		
UDIN No	22511697AAAABC1647		

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 (Rs. in lacs)	(%) of total incurred
1	Land cost	3718	64%	(proportionate land cost or incurred/ paid land cost, whichever is lesser) 3,639	61%
2	External Development Charges	366	6%	366	6%
3	Infrastructure Development Charges				
4	Internal Development Works	954	16%	1,259	21%
5	Cost of construction of community facilities				



6	Cost of construction				
7	Other costs	748	13%	722	12%
8	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)				5786
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				5,986
10	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)				131.03%
11	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.				103.46%
12	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid				5,986
13	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement				2,454
14	Net amount which can be withdrawn from the separate RERA bank account under this certificate				3,532
15	Quantum of Money withdrawn by the promoters for the purposes other than for the project.				
16	Total amount of money received from allottees and other sources				3,506

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	Kotak Mahindra Bank Ltd	
2	Branch name	New Delhi	
3	Account no	8913747692	
4	IFSC code	KKBK0000172	
5	Opening balance at the end of previous quarter (as on 01 st Oct 2021)	1,508,656	
6	Deposits during the quarter under report	43,890,368	
7	Withdrawals during the quarter under report	45,300,000	
8	Closing balance at the end of the quarter (as on 31 st Dec 2021)	99,024	

