



## Annexure C

Chartered Accountants Certificate			
<b>Report for quarter ending</b>		30 <sup>th</sup> June 2021	
<b>Subject</b>		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.		
	<b>Sr.No.</b>	<b>Particulars</b>	<b>Information</b>
	1.	Project/phase of the project	Eldeco Accolade
	2.	Location	Sector-2, Sohna, Gurugram
	3.	Licensed area in acres	13.21875 acre
	4.	Area for registration in acres	
	5.	HARERA registration no.	81 of 2017
	6.	Name of licensee	Eldeco Sohna Projects Limited
	7.	Name of collaborator	
	8.	Name of developer	Eldeco Sohna Projects Limited
9.	Estimated cost of real estate project	63521 Lacs	
2.	<b>Details related to inspection are as under</b>		
	1.	Date of certifying withdrawal of money from separate RERA account.	
	2.	Name of chartered accountant firm/ individual	
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 30-06-2021)		
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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:		30-03-2022	<p>Yours faithfully,</p> <p><b>KUMAR GAURAV</b> Digitally signed by KUMAR GAURAV Date: 2022.03.30 14:01:09 +05'30'</p> <p>Kumar Gaurav Signature &amp; name of the Chartered Accountant (in block letters) with stamp</p>
Place:		New Delhi	
For (name of CA firm):		Kumar Gaurav Agarwal & Co	
Proprietor Membership No :		501252	
UDIN:		22501252AFYBCI7861	



**Table -A**

Sr. No.	Particulars	Amount (in Lac)	
		Estimated (Column - A)	Incurred & Paid (Column - B)
1.	(I) Land Cost: Cost of land or development rights (as per collaboration agreement), lease premium, lease rent and legal cost	15813 Lac	15813 Lac
	Total land cost	15813 Lac	15813 Lac
	(II) Development Cost/Cost of Construction:	Estimated (Column -A)	Incurred & Paid (Column -B)
	a. (i) Estimated Cost of Construction as certified by Engineer (Column - A)	18323 Lac	
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority (Column-A)	5510 Lac	
	(iii) Actual Cost of Construction incurred and paid as per the RERA Bank Account/ books of accounts as verified by the CA (column - B)		12040 Lac
	(iv) Actual cost of internal services /community facilities paid from RERA bank account/books of accounts as verified by the CA (Column-B) <b>Note: (for adding to total cost of construction incurred, Minimum of (i)+(ii) or (iii)+(iv) is to be considered)</b>		3597 Lac
	(v) On-site overhead expenditure for development of project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant's fees, site overheads, cost of machineries and equipment including its hire and maintenance costs, consumables etc.	7384 Lac	6741 Lac
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	5888 Lac	3475 Lac
	c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	10603 Lac	10599 Lac
	<b>Total development cost</b>	47708 Lac	36452 Lac
2.	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column –A	63521 Lac	
3.	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column – B	52265 Lac	
4.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	65.61%	
5.	Proportion of the amount paid till the end of month/quarter	81.09%	



# Kumar Gaurav Agarwal & Co.

B 276, 1st Floor, Outer Ring Road, C.R. Park, New Delhi 110019 | Tel. : 011-47089995 / 011 26271590  
Mobile : 9891499995 | Email : gaurav@kgac.in | Web : www.kgac.in

	towards land and construction cost vis-à-vis the total estimated cost.	
6.	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid	45524 Lac
7.	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement	18371 Lac (70% of 26245 lacs)
8.	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.	27153 Lac

**Table- B**

**Details of RERA Bank Account:**

Bank Name	HDFC Bank Ltd
Branch Name	Jasola
Account No.	57500000062839
IFSC Code	HDFC0000923
Opening Balance (as on 01.04.2020)	45.22 Lac
Deposits during the period	491.19 Lac
Withdrawals during the period	526.00 Lac
Closing Balance (as on 30.06.2021)	10.41 Lac

1. This certificate is being issued as per the requirement of compliance in accordance with Real Estate (Regulation and Development) Act/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 (date) 30-06-2021.
2. 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.

**For Kumar Gaurav Agarwal & Co.**

Chartered Accountants

FRN : 021759N

**KUMAR  
GAURAV**

Digitally signed  
by KUMAR  
GAURAV

Date: 2022.03.30  
14:19:07 +05'30'

**CA Kumar Gaurav**

Proprietor

M.No. 501252

Date : 30-03-2022

Place : New Delhi

UDIN: 22501252AFYBCR1028