



**SRJN & Co LLP, Chartered Accountants, 5, Bhanu Complex,
r, Mehrauli Road, Sukhrali, Gurugram, Haryana-122001, Mobile No-
9899967565, Email : jdsingh2007@gmail.com**

Chartered Accountants Certificate		
Report for the period ending 30/09/2025		
Subject		Certificate for withdrawal of money from separate RERA account 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 30.09.2025.	
	Sr. No.	Particulars
		Information
		Project/phase of the project
		Coral Park at Paradise Greens
	2	Location
		Sector-64, Tehsil & District Sonapat, Haryana
	3	Licensed area in acres
		11.30
	4	Area for registration in acres
		11.30
	5	HARERA registration no.
		RERA-PKL-SNP-133-2019
	6	Name of licensee
		JS Braodcasting Private Limited
	7	Name of collaborator
		N/A
	8	Name of developer
		JS Braodcasting Private Limited
	9	Estimated cost of real estate project
		5425.18
2	Details related to inspection are as under	
	1	Date of certifying withdrawal of money from separate RERA account at the end of the period
		30.09.2025
	2	Name of chartered accountant firm/ individual
		SRJN & CO LLP
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 30-09-2025)	
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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		Yours Faithfully
Place	Gurugram	
For (name of CA Firm)	SRJN & CO LLP	
Partner/proprietor Membership No	511963	Jaideep Singh



Table-A

Project cost details (Rs in lacs)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in lakhs)	(%) of total project cost	Incurred	(%) of total incurred on Estimated
1	Land cost	1,055.51	19.46%	1,055.51	19.46%
2	Approval Cost	1,122.83	20.70%	1,122.83	20.70%
3	Development Cost	3,246.84	59.85%	3,187.78	58.76%
4	Other costs	-	0.00%	-	0.00%
5	Total estimated cost of the real estate project (1+2+3+4+5) of estimated cost (column-A)	5,425			
6	Total cost incurred and paid of the real estate project (1+2+3+4+5) 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)	5,366			
7	Percentage of completion of Infrastructure work (as per project architect's certificate by the end of month/quarter)	98.91%			
8	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-a-vis the total estimated cost.	98.91%			
9	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	5,366			
10	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	5207			
11	Net amount which can be withdrawn from the separate RERA bank account under this certificate	159			

Table-B

Details of RERA bank account:		
1	Bank name	Bank of India.
2	Branch name	Rajendra Place, New Delhi
3	Account no.	601020110000419
4	IFSC code	BKID0006010
4	Opening balance at the end of previous Quarter (Rs in Lakhs)	
5	Deposits during the Quarter under report (Rs in Lakhs)	



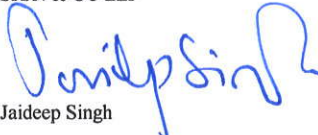
6	Withdrawals during the Quarter under report (Rs in Lakhs)	
7	Closing balance at the end of the Quarter (as on 30.09.2025) (Rs in Lakhs)	

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 (date) 30-Sep-2025.

Yours Faithfully,

Name and Signature of Chartered Accountant with Stamp

SRJN & CO LLP


Jaideep Singh



Partner

(Membership Number : 511963

UDIN : 25511963IZBFZX4926

Date : 31st December,2025