



Chartered Accountants Certificate <sup>3</sup>																																
<b>Report for quarter ending</b>		January, 2022 to March, 2022																														
<b>Subject</b>		Certificate for withdrawal of money from separate RERA account																														
<p>1. I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Sr. No.</th> <th style="width: 50%;">Particulars</th> <th style="width: 40%;">Information</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Project/phase of the project</td> <td>Residential Township</td> </tr> <tr> <td>2.</td> <td>Location</td> <td>Ganaur, Sonipat</td> </tr> <tr> <td>3.</td> <td>Licensed area in acres</td> <td>52.906</td> </tr> <tr> <td>4.</td> <td>Area for registration in acres</td> <td>52.906</td> </tr> <tr> <td>5.</td> <td>HARERA registration no.</td> <td>HRERA - PKL - SNP - 259 - 2021</td> </tr> <tr> <td>6.</td> <td>Name of licensee</td> <td>RAMA KRISHNA BUILDWELL PRIVATE LIMITED</td> </tr> <tr> <td>7.</td> <td>Name of collaborator</td> <td>NA</td> </tr> <tr> <td>8.</td> <td>Name of developer</td> <td>RAMA KRISHNA BUILDWELL PRIVATE LIMITED</td> </tr> <tr> <td>9.</td> <td>Estimated cost of real estate project</td> <td>Rs. 1,27,00,00,000</td> </tr> </tbody> </table>			Sr. No.	Particulars	Information	1.	Project/phase of the project	Residential Township	2.	Location	Ganaur, Sonipat	3.	Licensed area in acres	52.906	4.	Area for registration in acres	52.906	5.	HARERA registration no.	HRERA - PKL - SNP - 259 - 2021	6.	Name of licensee	RAMA KRISHNA BUILDWELL PRIVATE LIMITED	7.	Name of collaborator	NA	8.	Name of developer	RAMA KRISHNA BUILDWELL PRIVATE LIMITED	9.	Estimated cost of real estate project	Rs. 1,27,00,00,000
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9.	Estimated cost of real estate project	Rs. 1,27,00,00,000																														
<p>2. <b>Details related to inspection are as under</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="width: 10%;">1.</td> <td style="width: 50%;">Date of certifying withdrawal of money from separate RERA account.</td> <td style="width: 40%;">15/04/2022</td> </tr> <tr> <td>2.</td> <td>Name of chartered accountant firm/ individual</td> <td>SINGHAL GARG &amp; ASSOCIATES</td> </tr> </tbody> </table>			1.	Date of certifying withdrawal of money from separate RERA account.	15/04/2022	2.	Name of chartered accountant firm/ individual	SINGHAL GARG & ASSOCIATES																								
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<p>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;</p>																																
<p>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: 31/03/2022)</p>																																
<p>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.</p>																																
Date:	15/04/2022	<p>Yours faithfully, For Singhal Garg &amp; Associates Chartered Accountants Firm Registration No. 0011231N</p> <p>PAWAN SINGHAL M.NO. 090142</p>																														
Place:	NEW DELHI																															
For (name of CA firm) :	SINGHAL GARG & ASSOCIATES																															
Partner/ proprietor Membership no. :	090142																															
UDIN:	22090142AHDSA15524																															



**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 January, 2022 to 31st March, 2022

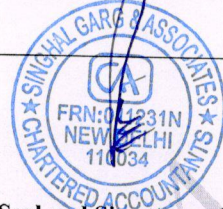
Details of Receipt in Master Account				
Sr. No.	Date	Name of the allottee	Amount	Against Unit
1.	16/03/2022	Mrs Nirmala Sharma And Mr S.N.Sharma	10,31,949	D-326(Floor-SF)
2.	18/03/2022	Jyoti Bala	9,37,875	D-326(Floor-FF)
3.	18/03/2022	Rakesh Kumar Arora And Veena Arora	8,67,183	D-326(Floor-FF)
4.	18/03/2022	Naveen Dang	11,56,373	D-326(Floor-GF)
5.	19/03/2022	Shivam Gupta	11,55,006	D-326(Floor-GF)
6.	19/03/2022	Lokesh Kumar And Anju Grover	6,26,934	D-326(Floor-SF)
7.	08/03/2022	Sunil Mehta And Bindu Mehta	2,00,000	D-327(Floor-SF)
8.	23/03/2022	Sunil Mehta And Bindu Mehta	29,78,238	D-327(Floor-SF)
9.	05/03/2022	Usha Batra	45,00,000	D-361(Plot)
10.	05/03/2022	Manan Batra	45,00,000	D-362(Plot)
11.	18/03/2022	Bhup Singh Malik	5,00,000	B-12A(Plot)
12.	18/03/2022	Deepa	5,00,000	B-13A(Plot)
13.	24/03/2022	Deepa	5,00,000	B-13A(Plot)
14.	30/03/2022	Deepa	5,00,000	B-13A(Plot)
15.	21/03/2022	Monika Khatri	50,000	C-81 (Plot)
16.	23/03/2022	Monika Khatri	13,00,000	C-81 (Plot)
17.	23/03/2022	Vikas Kumar	5,00,000	B-14(Plot)
18.	30/03/2022	Vikas Kumar	16,29,125	D-323(Plot)
19.	19/03/2022	Shweta Rani	1,25,000	G-84(Shop)
20.	30/03/2022	Harish Tyagi And Ajay Tyagi	2,00,000	G-1-A(Shop)
21.	30/03/2022	Harish Tyagi And Ajay Tyagi	2,00,000	G-1-B(Shop)
<b>Total Funds realised from allottees</b>			<b>2,39,57,683</b>	

Sr. No.	Particulars	Amount (Rupees in Lacs.)
1.	Total amount received in the master account	239.57
2.	Share of separate RERA account (70% of the amount received in the master account)  <b>*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.</b>	167.70
3.	Share of free account (30% of the amount received in the master account)	71.87





- 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

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**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 January, 2022 to 31st March, 2022

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	239.57
2.	Share of separate RERA account (70% of the amount received in the master account)	167.70
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"> <li>I/We hereby verify the receipts in the separate RERA account during the period under report as mentioned above.</li> <li>It is to certify that this separate RERA account is free from any charge or encumbrances.</li> <li>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.</li> </ul>		

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**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 January, 2022 to 31st March, 2022

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)
		70%	3,76,71,034	3,76,71,034	NIL	

Sr. No.	Particulars	Amount (Rupees in Laacs.)
1.	Total funds withdrawn	3,76,71,034
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"> <li>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.</li> <li>It is to certify that the withdrawals out of this separate RERA account have been made in proportion to completion of project.</li> <li>It is further certified that withdrawals have been against reimbursement of expenditure incurred on proportionate land cost and cost of construction.</li> </ul>		



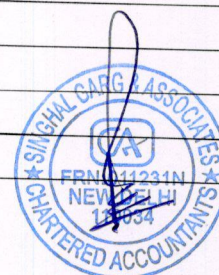
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# FINANCIAL STATEMENT IN RESPECT OF VIABILITY OF THE PROJECT

Name of the Project	RESIDENTIAL TOWNSHIP
Name of the Promoter	RAMA KRISHNA BUILDWELL PRIVATE LIMITED
Period under Report	1st January, 2022 to 31st March, 2022

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.	4,340
	2.2	Estimated cost to be incurred for completion of the project	1,860
3.	Estimated receivables of the project at the end of reporting period		
	3.1	Amount collected at the end of the reporting period	239.58
	3.2	Amount to be collected from the existing allottees	Nil
	3.3	Value of unsold inventory (at cost)	1440.00
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



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