



M K SAINI & COMPANY
CHARTERED ACCOUNTANTS

Annexure D

FORM
[See Section 4(2)(I)(D)]

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

Name of the Promoter	V. K. Motors Private Limited
Address of the Promoter	P-903-905, 9 th Floor, JMD Megapolis, Sector-48, Sohna Road, Gurugram, Haryana-122018

1. We **M K Saini & Company** the auditor have examined the books and all the relevant records of V. K. Motors Private Limited having PAN No. AABCV9307K related to Global Hill View Project RERA Registration No. 84 of 2017 having site address as Global Hill View, Delhi Alwar Road Bypass, Sector-11, Sohna, Gurugram for the year ending 31st March 2020.
2. We have conducted our engagement and examination in accordance with the standards on auditing, Guidance Note on Reports or Certificates for Special Purpose and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such applicable pronouncement and with the ethical requirements of the code of ethics issued by the Institute of Chartered Accountants of India.
3. It is the primary responsibility of the management of V. K. Motors Private Limited to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this certificate. This responsibility includes the design, implementation and maintenance of necessary and appropriate internal control commensurate with the nature and size of entity.
4. Period under Certificate: From 1st April 2019 to 31st March 2020.

1.	Whether separate RERA Bank Account has been opened as envisaged in Haryana RERA Bank Account Direction, 2019?	YES
1.1	Whether the existing operational bank account was made known at the time of application for registration as RERA Bank account?	YES
2.	Details of RERA Bank Account as registered with Haryana RERA (Mention details of three bank accounts i.e. master a/c, RERA complaint account and free account)	
2.1	Bank Name	HDFC Bank
2.2	Branch Name	JMD Megapolis, Sector-48, Sohna Road, Gurugaram
2.3	Account Name	V. K. Motors Private Limited RERA A/c

Regd. Off: Flat No-106, Tower-10, Global Heights, Sector-33, Sohna,
Gurugram, Haryana-122021

Telephone No. 9821393818, email: maheshkumar047@gmail.com



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3.	In case of change in RERA Bank Account as indicated above, whether due approval following prescribed documentation was taken from Haryana RERA under the Haryana RERA Bank Account Directions, 2019?		N.A.
4.	Whether any of the Annexure C issued during the certificate period mandated deposit of 100% of the money collected from the booking of the project units (refer Annexure D of additional information for ongoing projects of Annexure C)		No
4.1	If Yes, please mention the certificate date and name of certifying chartered accountant		
	(i)	Certifying Professional	N.A.
	(ii)	Date of Certificate	
5.	Whether the required proportion of money collected from the allottees of the projects units (as indicated in Annexure C)		YES
5.1	If no, please mention the amount not deposited under the above non-compliance		
	Sr. No.	Period (from 01-04-2019 to 31-03-2020)	Amount not deposited
	1.		N.A.
	2.		
6.	Whether the project registration is as New or Ongoing Project?		Ongoing
6.1	If Yes, Please provide details below:		YES
6.2	If Yes, Please provide details below:		
	(i)	Number of such units booked	747
	(ii)	Amount collected from such bookings	9668.82 Lacs
	(iii)	Total consideration of such bookings	15693.10 Lacs
7.	Whether all amounts withdrawn from RERA bank account were within the withdrawal limit as certified under the relevant "Annexure C" issued during the period?		YES
7.1	If no, please provide the below details		
	Sr. No.	Period (from 01-04-2019 to 31-03-2020)	Amount of Excess withdrawals
	1.		N.A.
	2.		
8.	Whether any fixed deposit was created out of funds deposited in RERA Bank account?		Fixed Deposit was not created during the FY 2019-2020



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	8.1	If Yes, whether the fixed deposit is credited with the same RERA account bank branch in compliance with para 8(iii) of Haryana RERA Bank Account Direction, 2019					N.A.		
	8.2	If Yes to 8 above, whether any lien is created on such fixed deposit in violation of para 8(iii) of Haryana RERA Bank Account Direction, 2019?					N.A.		
9.	Whether there has been any instance of receipt of consideration in excess of 10% of apartment value without entering into a registered agreement for sale?					N.A. (OC Received)			
	9.1	If Yes, please provide the information as below							
		Sr. No.	Unit Number	Total Consideration		Amount received in excess of 10% till registered agreement for sale			
		1.							
		2.							
10.	Whether the project is executed by availing any loan/borrowings?					During the FY 2019-20 No Loan has been taken by the Company			
	10.1	If Yes, please provide details as below							
		Sr. No.	Name & Type of lender	Amount of Loan Sanctioned (Rs.)	Sanction Date	Loan Outstanding as on 31 st March 2020 (Rs.)	Collateral Mortgage Details	Amount of Default in Repayment if any	
		1.							
		2.							
	10.2	Whether the financial encumbrance is reported to Haryana RERA?					N.A.		
	10.3	If Yes to 10.2 above, whether promoter has mortgaged or created a charge on any booked unit?					N.A.		
	10.4	Whether any repayment of loan has been made from RERA account					N.A.		
11.	Whether any discrepancy noticed in Annexure A, B, C with reference to their issuance in accordance with the RERA Act, Rules and regulations?					NO			
	11.1	If Yes, please provide the details below							
		Sr. No.	Annexure	Tick Applicable	as	Certifying professional	Date of Issuance	Details of Discrepancy	
		1.							
		2.							



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		3.					
12.	Whether any amount of collected for the project/phase has been transferred to any related part (related party as mentioned in company Act, 2013)					No	
12.1	If Yes, please provide the details below						
	Sr. No.	Date of loan/ advance	Name of the Related Party	Amount of loan/ advance			
	1.						
	2.						
13.	Please specify any other things which are not covered above						

5. We have obtained all necessary information and explanation from promoter, during the course of our audit, which in our opinion are necessary for the purpose of this certificate. Also we have attached herewith the copies of financial statements and audit report of the V. K. Motors Private Limited for the financial year ending on 31st March 2020.
6. We hereby confirm that we have examined the prescribed register, books, documents and relevant records of V. K. Motors Private Limited for the period ended 31st March 2020 and this certificate is being issued based on the records and document produced before us and explanations provided to me by the management of the promoter based on the verification of books of accounts till 31st March 2020.

For M.K. Saini & Company



CA Mahesh Kumar Saini
(Proprietor)

Membership No. :421440

Full Address of firm : T10-106, Global Heights, Sohna,
Gurugram, Haryana

Date:17TH May, 2022

Place: Gurugram

Enclosed:

- Copy of all CA Certificates submitted at the time of withdrawal from RERA account maintained as per Haryana Real Estate Bank Account Directions 2019.
- Copy of Annexure A, B and C for all four quarter & required to submit with Report.
- Copy of balance sheet & profit and loss account and cash flow statement for the project/ phase as registered.

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