

Annexure C

Chartered Accountants Certificate ³		
Report for quarter ending		April, 2022 to June, 2022
Subject		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.	
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
2.	Details related to inspection are as under	
1.	Date of certifying withdrawal of money from separate RERA account.	
2.	Name of chartered accountant firm/individual	NITIN K & CO.
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 ot her related document still date: <u>30/06/2022</u>	
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to above,based upon our examination of books of accounts and related records,it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost andstatutorydues/charges.Allstatutoryapprovalsasapplicableonpromoter are alsovalid ondate.	
Date:	15/07/2022	Yours faithfully, For Nitin K & Co. Chartered Accountants Firm Registration No: 029954C Accountants FRN 029954C Nitin Kumar M.NO. 029954C
Place:	NEW DELHI	
For(name of CA firm):	NITIN K & CO.	
Partner/ proprietor Membership no. :	NITIN KUMAR 451181	
UDIN:	22451181AMWVWX2629	

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 April, 2022 to 30 th June, 2022

Details of Receipt in Master Account				
Sr.No.	Date	Name of the allottee	Amount(Rs.)	Against Unit
1.	01/04/2022	Aparna Kedia & Aradhana Agarwal	14,00,000	D-343
2.	01/04/2022	Aparna Kedia & Aradhana Agarwal	10,00,000	D-343
3.	01/04/2022	Aparna Kedia & Aradhana Agarwal	1,00,000	D-343
4.	01/04/2022	Deepa	5,00,000	D-160
5.	05/04/2022	Aparna Kedia & Aradhana Agarwal	9,00,000	D-343
6.	05/04/2022	Aparna Kedia & Aradhana Agarwal	14,00,000	D-343
7.	27/04/2022	Deepa	10,00,000	D-160
8.	28/04/2022	Sheela Devi	10,00,000	B-42
9.	29/04/2022	Sheela Devi	39,00,000	B-42
10.	09/05/2022	Anita Kumari	2,00,000	D-132
11.	11/05/2022	Deepa	10,00,000	D-160
12.	11/05/2022	Deepa	10,00,000	D-160
13.	12/05/2022	Deepa	5,00,000	D-160
14.	16/05/2022	Deepa	5,00,000	D-160
15.	16/05/2022	Deepa	5,00,000	D-160
16.	18/05/2022	Deepa	10,00,000	D-160
17.	24/05/2022	Deepa	10,00,000	D-160
18.	26/05/2022	Monika Khatri	67,47,500	C-81
19.	31/05/2022	Deepa	2,00,000	D-160
20.	02/06/2022	Deepa	2,00,000	D-160
21.	08/06/2022	Sangeeta Tyagi	10,74,000	D-347
22.	08/06/2022	Deepa	10,00,000	D-160
23.	08/06/2022	Deepa	10,00,000	D-160
24.	08/06/2022	Deepa	10,00,000	D-160
25.	05/04/2022	Rajesh Kumar	3,57,142	G-37
26.	05/04/2022	Sweta Rani	44,642.86	G-84
27.	06/04/2022	Seema Singh Bazard	12,49,997	G-84 A
28.	06/04/2022	Sweta Rani	1,78,571	G-84
29.	15/04/2022	Sweta Rani	2,90,179	G-84
30.	02/05/2022	Seema Singh Bazard	5,35,714	G-84 A
31.	03/05/2022	Sweta Rani	1,78,571	G-84
32.	31/05/2022	Urmila	6,25,000	G-10
33.	31/05/2022	Deepa	2,67,857	D-160
34.	31/05/2022	Deepa	3,57,142	D-160
35.	31/05/2022	Sweta Rani	3,57,142	G-84

36.	08/06/2022	Suprajya Gupta	3,12,443	G-69
37.	15/06/2022	Sweta Rani	4,46,428	G-84
38.	23/06/2022	Sweta Rani	3,57,142	G-84
39.	28/06/2022	SwetaRani	3,81,546	G-84
		Total Funds realized from allottees	3,40,61,016.86	

Sr.No.	Particulars	Amount(Rupees in Lacs.)
1.	Total amount received in the master account	340.61
2.	Share of separate RERA account(70% of the amount received in the master account) *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.	238.43
3.	Share of free account(30% of the amount received in the master account)	102.18

- I/We here by 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 his 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.

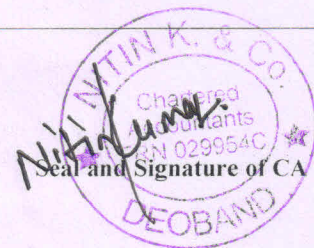


**SEPARATE RERA ACCOUNT RELATED CERTIFICATION BY THE CHARTERED ACCOUNTANT
INCOMPLIANCE OF SECTION 4(2)(I)(D) OF THE REAL ESTATE (REGULATION AND
DEVELOPMENT) ACT, 2016**

Separate RERA Account No.	38796848816
Name of the Bank	STATE BANK OF INDIA
Period under Report	1 st April, 2022 to 30 th June, 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	340.61
2.	Share of separate RERA account (70% of the amount received in the master account)	238.43
3.	Total funds received in separate RERA account	340.61
4.	Is there any difference between Sr. No.2 and 3	(102.18)
5.	If yes reason thereof	Company uses one common account as a Master Account and Separate RERA Account.
<ul style="list-style-type: none"> I/We here by verify the receipts in the separate RERA account during the period under report as mentioned above. It is to certify that this separate RERA account is free from any charge or encumbrances. 		



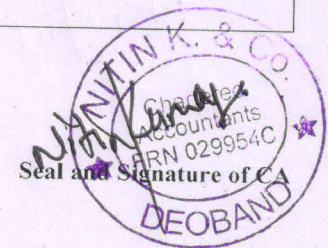
EXPENDITURE OUT OF SEPARATE RERA ACCOUNT RELATED CERTIFICATION BY THE CHARTERED ACCOUNTANT IN COMPLIANCE OF SECTION 4(2)(I)(D) OF THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016

Separate RERA Account No.	38796848816
Name of the Bank	STATE BANK OF INDIA
Period under Report	1st April, 2022 to 30 th June, 2022

Details of withdrawal from Separate RERA Account						
Sr. No.	Date of withdrawal RERA account	Percentage of completion of project	Authorized withdrawal	Amountal ready withdrawn	Balance withdrawal limit	Whether amount withdrawn is less than balance withdrawal limit
1.	2.	3.	4.	5.	6.	7. (7 > 2)
		90%	1,75,79,447	1,75,79,447	NIL	

Sr.No.	Particulars	Amount (Rupees in Lacs.)
1.	Total funds withdrawn	175.79
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 there of	-

- 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.
- It is to certify that the withdrawals out of this separate RERA account have been made in proportion to completion of project.
- It is further certified that withdrawals have been against reimbursement of expenditure incurred on proportionate land cost and cost of construction.



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 April, 2022 to 30 th June, 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.	5,630
	2.2	Estimated cost to be incurred for completion of the project	570
3.	Estimated receivables of the project at the end of reporting period		
	3.1	Amount collected at the end of the reporting period	340.61
	3.2	Amount to be collected from the existing allottees	Nil
	3.3	Value of unsold inventory (at cost)	1420
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	570
	5.2	Loan	-
	5.3	Advances	-
	5.4	Any other debtor equity sources	-
	5.5	Other funding if any	-
6.	Gap in the funding		NIL
7.	Plan to bridge the gap in funding		NIL


 Seal and Signature of CA
