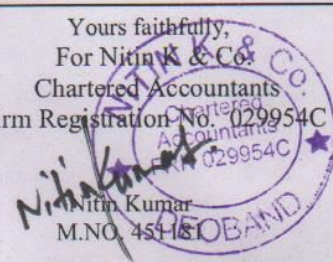


## Annexure C

Chartered Accountants Certificate		
Report for quarter ending		July, 2022 to September, 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 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 of her related documents till date: 30/09/2022)	
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/charges.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:	14/10/2022	Yours faithfully, For Nitin K & Co. Chartered Accountants Firm Registration No. 029954C  Nitin Kumar M.NO. 451181
Place:	NEW DELHI	
For(name of CA firm):	NITIN K & CO.	
Partner/ proprietor Membership no.:	NITIN KUMAR 451181	
UDIN:	22451181AZSGGZ7672	



**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 July, 2022 to 30 <sup>th</sup> September, 2022

Details of Receipt in Master Account					
Sr.No.	Date	Name of the allottee	Amount	Against Unit	Received in Bank
1.	22/07/2022	Pankaj Jain	2416700	D-12	State Bank of India
2.	25/07/2022	Jai Kunwar	335070	D-130	State Bank of India
3.	25/07/2022	Ranjeet Singh	583000	D-130	State Bank of India
4.	09/08/2022	Pradeep Kumar	500000		State Bank of India
5.	20/08/2022	Hari Om	1891000	D-137	State Bank of India
6.	28/09/2022	Rajbala urf Raj Kali and Vinay	733858	B-83 FF	State Bank of India
7.	28/09/2022	Manju	376716	B-83 GF	State Bank of India
8.	02/07/2022	Subhash Batra	767857	G-05	Bank of Baroda
9.	06/07/2022	Seema Singh Bizard	1160714	G-84	Bank of Baroda
10.	29/07/2022	Ashok Chhabra	285714	G-63	Bank of Baroda
11.	01/08/2022	Satish Kumar	368612	G-33	Bank of Baroda
12.	01/08/2022	Subhash Batra	459192	G-05	Bank of Baroda
13.	01/08/2022	Akshay Mann	267857	G-40	Bank of Baroda
14.	02/08/2022	Ashok Chhabra	1037680	G-63	Bank of Baroda
15.	02/08/2022	Susheela Dahiya	550489	G-53	Bank of Baroda
		<b>Total Funds realized from allottees</b>	<b>1,17,34,459</b>		

Sr.No.	Particulars	Amount (Rupees in Lacs.)
1.	Total amount received in the master account	117.35
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>	82.14
3.	Share of free account (30% of the amount received in the master account)	34.20

- I hereby verify the receipts in the master account during the period under report as mentioned above which exclusive of GST on data which is provided by management.
- I hereby also verified that amount received from allottees mentioned under report excluding GST
- 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.





**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 July, 2022 to 30 <sup>th</sup> September, 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	117.35
2.	Share of separate RERA account (70% of the amount received in the master account)	82.14
3.	Total funds received in separate RERA account	117.35
4.	Is there any difference between Sr. No.2 and 3	(35.21)
5.	If yes reason thereof	Company uses one common account as a Master Account and Separate RERA Account.
<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> </ul>		





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 July, 2022 to 30 <sup>th</sup> September, 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)
		91%	1,83,00,000	1,82,23,131	76,869	

Sr.No.	Particulars	Amount (Rupees in Lacs.)
1.	Total funds withdrawn	182.23
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	-

- 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.

  
 Nishank & Co.  
 Chartered Accountants  
 F.R.N. 92454  
 Seal and Signature of CA



**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 July, 2022 to 30 <sup>th</sup> September, 2022

Financial viability of the project at the end of the reporting period [INR (In Lacs)]			
<b>1.</b>	<b>Net expected gain/profit</b>		
	<b>Sr. No.</b>	<b>Description</b>	<b>Details</b>
	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
<b>2.</b>	<b>Estimated cost details for completion of the project</b>		
	2.1	Cost incurred at the end of the reporting Period..	5,692
	2.2	Estimated cost to be incurred for completion of the project	508
<b>3.</b>	<b>Estimated receivables of the project at the end of reporting period</b>		
	3.1	Amount collected at the end of the reporting period	117.35
	3.2	Amount to be collected from the existing allottees	Nil
	3.3	Value of unsold inventory (at cost)	1400
<b>4</b>	<b>Total receivable of the Project at the end of the reporting period.</b>		
	Total of (3.2+3.3)		
<b>5.</b>	<b>Arrangement of funds required for completion of the project</b>		
	5.1	'Equity by promoter	508
	5.2	Loan	-
	5.3	Advances	-
	5.4	Any other debt or equity sources	-
	5.5	Other funding if any	-
<b>6.</b>	<b>Gap in the funding</b>		
	NIL		
<b>7.</b>	<b>Plan to bridge the gap in funding</b>		
	NIL		

