



Kumar Gaurav Agarwal & Co.

B 276, 1st Floor, Outer Ring Road, C.R. Park, New Delhi 110019 | Tel. : 011-47089995 / 011 26271590
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Annexure C

Chartered Accountants Certificate ¹			
Report for quarter ending		31 st December 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	Eldeco Accolade
	2.	Location	Sector-2, Sohna, Gurugram
	3.	Licensed area in acres	13.21875 acre
	4.	Area for registration in acres	
	5.	HARERA registration no.	81 of 2017
	6.	Name of licensee	Eldeco Sohna Projects Limited
	7.	Name of collaborator	
	8.	Name of developer	Eldeco Sohna Projects Limited
	9.	Estimated cost of real estate project	73700 Lacs
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	
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 other related documents till (date 31-12-2022)		
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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:	13th January 2023	Yours faithfully, KUMAR GAURAV Digitally signed by KUMAR GAURAV Date: 2023.01.13 12:50:19 +05'30' Kumar Gaurav Signature & name of the Chartered Accountant (in block letters) with stamp
Place:	New Delhi	
For (name of CA firm) :	Kumar Gaurav Agarwal & Co	
Partner/ proprietor Membership No.:	501252	
UDIN:	23501252BGWTSM2693	



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Table -A

Sr. No.	Particulars	Amount (in Lac)	
		Estimated (Column - A)	Incurred & Paid (Column - B)
1.	(I) Land Cost: Cost of land or development rights (as per collaboration agreement), lease premium, lease rent and legal cost	15813 Lac	15813 Lac
	Total land cost	15813 Lac	15813 Lac
	(II)Development Cost/Cost of Construction:	Estimated (Column -A)	Incurred & Paid (Column -B)
	a. (i) Estimated Cost of Construction as certified by Engineer (Column - A)	19823 Lac	
	(ii)Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority(Column-A)	6167 Lac	
	(iii) Actual Cost of Construction incurred and paid as per the RERA Bank Account/ books of accounts as verified by the CA (column - B)		16422 Lac
	(iv)Actual cost of internal services /community facilities paid from RERA bank account/books of accounts as verified by the CA(Column-B) Note: (for adding to total cost of construction incurred, Minimum of (i)+(ii) or (iii)+(iv) is to be considered)		4088 Lac
	(v) On-site overhead expenditure for development of project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant's fees, site overheads, cost of machineries and equipment including its hire and maintenance costs, consumables etc.	7347 Lac	4529 Lac
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	6000 Lac	5950 Lac
	c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	18550 Lac	17214 Lac
	Total development cost	57887 Lac	48203 Lac
2.	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column –A	73700 Lac	
3.	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column – B	64016 Lac	
4.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	78.91%	



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5.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	86.86%
6.	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid	64016 Lac
7.	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement	24849 Lac (70% of 35498 lacs)
8.	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.	39167 Lac

Table- B

Details of RERA Bank Account:

Bank Name	HDFC Bank Ltd
Branch Name	Jasola
Account No.	57500000062839
IFSC Code	HDFC0000923
Opening Balance (as on 01.10.2022)	51.64 Lac
Deposits during the period	1504.91 Lac
Withdrawals during the period	1496.00 Lac
Closing Balance (as on 31.12.2022)	60.55 Lac
Total Amount of Money received from allottees	2068 Lac

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2. 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.

For Kumar Gaurav Agarwal & Co.

Chartered Accountants

FRN : 021759N

KUMAR
GAURAV
Digitally signed
by KUMAR
GAURAV
Date: 2023.01.13
12:50:51 +05'30'

CA Kumar Gaurav

Proprietor

M.No. 501252

Date : 13-01-2023

Place : New Delhi

UDIN: 23501252BGWTS16771