

Chartered Accountants Certificate

Report for Qtr ending	31st Dec, 2022	
Subject	Certificate for withdrawal of money from separate RERA account the end of the month	
1	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the month.	
	Sr. No.	Particulars
	1.1	Project/phase of the project
	1.2	Location
	1.3	Licensed area in acres
	1.4	Area for registration in acres
	1.5	HARERA registration no.
	1.6	Name of licensee
	1.7	Name of collaborator
	1.8	Name of developer
1.9	Estimated cost of real estate project	
2	Details related to inspection are as under	
	2.1	Date of certifying withdrawal of money from separate RERA account at the end of the Quarter
	2.2	Name of chartered accountant firm/ individual
3	I certify withdrawal of money from separate RERA account at the end of the month 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 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	12.01.2023	Yours faithfully,  Mahendra Jain
Place	New Delhi	
For (name of CA firm)	VMSS & Associates	Udin-23413904BGXARB6747
Partner/ proprietor Membership No.	413904	



Table – A					
Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (Column-A)		(Column - B)	
		Amount (in Rs. Lacs)	(%) of total Project	Incurred & Paid	(%) of Total Incurred
1	Land Cost	3,577	24.75	2,285	63.88
2	External Development Charges	1,035	7.16	1,035	100.00
3	Infrastructure Development Charges	107	0.74	107	100.00
4	Internal Development Works	535	3.70	-	-
5	Cost of construction	4,823	33.37	2,293	47.55
6	Cost of construction of community facilities	99	0.69	99	100.00
7	Other costs	4,277	29.59	1,621	37.89
8	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	14,453			
9	Total cost incurred and paid of the real estate project (1+2+3+4+5+6+7) of incurred and paid (column-B) (taking into account the proportionate land cost, this in effect allows the promoter to withdraw the proportionate land cost component of construction)	7,441			
10	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	as per enclosed Architect certificate dated 11.01.2023			
11	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost. (Sr. No. 9/Sr No. 8)	0.515			
12	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid i.e. Total authorised withdrawal up till now. (Sr. No. 8*Sr No. 11)	7441			
13	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	4,804.96			
14	Net amount which can be withdrawn from the separate RERA bank account under this certificate	2,636			

Note: - Proportionate land cost for the quarter shall be worked out by dividing the total land cost by total number of quarters in which project is proposed to be completed.

Table – B		
Details of SEPARATE RERA bank account:		
1	Bank Name	Ashiana Anmol PH-2 U/o AHL Rera A/c
2	Branch Name	GK -2 Branch , Delhi
3	Account No.	5020005967451
4	IFSC code	HDFC0000027
5	Opening balance at the end of previous month (as on 01-10-2022)	47,36,587
6	Deposits during the quarter under report	12,62,77,973
7	Withdrawals during the quarter under report	12,88,11,000
8	Closing balance at the end of the Month (as on 31-10-2022)	22,03,559

