

BMGS & ASSOCIATES

CHARTERED ACCOUNTANTS

Annexure C

Chartered Accountants Certificate																																
Report for quarter ending		31 ST DECEMBER 2022																														
Subject		Certificate for withdrawal of money from separate RERA account at the end of the quarter																														
1.	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter (31.12.2022).																															
	<table border="1"><thead><tr><th>Sr. No.</th><th>Particulars</th><th>Information</th></tr></thead><tbody><tr><td>1.</td><td>Project/phase of the project</td><td>Sunrise, The Premium Floor</td></tr><tr><td>2.</td><td>Location</td><td>Sector - 35 , Karnal, Haryana</td></tr><tr><td>3.</td><td>Licensed area in acres</td><td>6.5104 Acres</td></tr><tr><td>4.</td><td>Area for registration in acres</td><td>6.5104 Acres</td></tr><tr><td>5.</td><td>HARERA registration no.</td><td>269 of 2017 dated 09.10.2017</td></tr><tr><td>6.</td><td>Name of licensee</td><td>Rose Building Solutions Pvt Ltd.</td></tr><tr><td>7.</td><td>Name of collaborator</td><td>NA</td></tr><tr><td>8.</td><td>Name of developer</td><td>Rose Building Solutions Pvt Ltd.</td></tr><tr><td>9.</td><td>Estimated cost of real estate project</td><td>6943.00 Lacs</td></tr></tbody></table>	Sr. No.	Particulars	Information	1.	Project/phase of the project	Sunrise, The Premium Floor	2.	Location	Sector - 35 , Karnal, Haryana	3.	Licensed area in acres	6.5104 Acres	4.	Area for registration in acres	6.5104 Acres	5.	HARERA registration no.	269 of 2017 dated 09.10.2017	6.	Name of licensee	Rose Building Solutions Pvt Ltd.	7.	Name of collaborator	NA	8.	Name of developer	Rose Building Solutions Pvt Ltd.	9.	Estimated cost of real estate project	6943.00 Lacs	
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2.	Details related to inspection are as under																															
	<table border="1"><tbody><tr><td>1.</td><td>Date of certifying withdrawal of money from separate RERA account at the end of the quarter</td><td>12.01.2023</td></tr><tr><td>2.</td><td>Name of chartered accountant firm/ individual</td><td>BMGS & Associates</td></tr></tbody></table>	1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	12.01.2023	2.	Name of chartered accountant firm/ individual	BMGS & Associates																									
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2.	Name of chartered accountant firm/ individual	BMGS & Associates																														
3.	I certify withdrawal of money from separate RERA account at the end of the quarter 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.

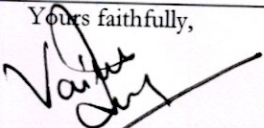
Date	: 12.01.2023	Yours faithfully,  VAIBHAV BAJAJ, FCA
Place	: New Delhi	
For (name of CA firm)	: BMGS & Associates	
Partner/ proprietor Membership No.	: 520512	
UDIN	: 23520512BGSPMF6832	



Table – A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column -A)		(column - B)	
		Amount (Rs. in lakhs)	(%) of total project cost	Incurred & paid (Rs. in lakhs)	(%) of total incurred
1.	Land cost	1300.00	18.72%	1197.20	15.61%
2.	External Development Charges & Other Approval Charges	190.00	2.74%	196.40	2.56%
3.	Infrastructure Development Charges	-	-	-	-
4.	Internal Development Works	-	-	-	-
5.	Cost of construction	4253.00	61.26%	5124.04	66.80%
6.	Cost of construction of community facilities	-	-	-	-
7.	Other costs	1200.00	17.28%	1152.80	15.03%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost(column-A)				
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)				
10.	Percentage of completion of construction work (as per project architect/engineer's certificate by the end of month/quarter)				
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.				
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 authorized withdrawal up till now				



13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	5000.35
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	2670.09
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.		

(Figures in Lacs)

Table – B		
Details of SEPARATE RERA bank account:		
1.	Bank Name	ICICI Bank Ltd
2.	Branch Name	Unitech Trade Centre, 05 A, Sector Rd, Sushant Lok Phase I, Gurugram, Haryana 122002
3.	Account No.	777705031411
4.	IFSC code	ICIC0000314
5.	Opening balance at the end of previous quarter (as on 01.10.2022)	2.57
6.	Deposits during the quarter under report	189.29
7.	Withdrawals during the quarter under report	167.00
8.	Closing balance at the end of the quarter (as on 31.12.2022)	24.86

for **BMGS & Associates**
Chartered Accountants
FRN026886N

Vaibhav Bajaj
Vaibhav Bajaj, FCA
Partner
M.No.520512
UDIN: 23520512BGSPMF6832



Date: 12th Jan, 2023
Place: New Delhi