

**Annexure C**

<b>Chartered Accountants Certificate</b>		
<b>Report for quarter ending</b>		October, 2022 to December, 2022
<b>Subject</b>		Certificate for withdrawal of money from separate RERA account
<b>1.</b>	I have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account.	
	<b>Sr. No.</b>	<b>Particulars</b>
	<b>Information</b>	
	1.	Project/phase of the project
	2.	Location
	3.	Licensed area in acres
	4.	Area for registration in acres
	5.	HARERA registration no.
	6.	Name of licensee
	7.	Name of collaborator
	8.	Name of developer
	9.	Estimated cost of real estate project
<b>2.</b>	<b>Details related to inspection are as under</b>	
	1.	Date of certifying withdrawal of money from separate RERA account.
	2.	Name of chartered accountant firm/individual
		NITIN K & CO.
<b>3.</b>	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;	
<b>4.</b>	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: <u>31/12/2022</u> )	
<b>5.</b>	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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/charges.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:	18/01/2023	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:	23451181BGXKZI7973	



**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**

<b>Master Account No.</b>	<b>38796848816</b>
<b>Name of the Bank</b>	<b>STATE BANK OF INDIA</b>
<b>Period under Report</b>	<b>1<sup>st</sup> October, 2022 to 31<sup>st</sup> December, 2022</b>

<b>Details of Receipt in Master Account</b>					
<b>Sr.No.</b>	<b>Date</b>	<b>Name of the allottee</b>	<b>Amount</b>	<b>Against Unit</b>	<b>Received in Bank</b>
1.	06/10/2022	Raj Bal auf Raj Kali and Vinay	89285	B-83 FF	State Bank of India
2.	30/12/2022	Manju	178571	B-83 GF	State Bank of India
3.	31/12/2022	Manju	4821428	B-83 GF	State Bank of India
4.	21/10/2022	Vinay	200000	D-12	State Bank of India
5.	15/11/2022	Hari Om	9000	D-137	State Bank of India
6.	16/11/2022	Hari Om	6253000	D-137	State Bank of India
7.	16/11/2022	Vinay	1000000	D-12	State Bank of India
8.	21/10/2022	Rajshree Agro Mac Pvt. Ltd.	1082000	Nursary & Primary School	State Bank of India
9.	21/10/2022	Elite Batteries Pvt. Ltd.	1002000	Nursing Home 1 & 2	State Bank of India
10.	03/10/2022	Susheela Dahiya	535714	G-53	Cash- SBI
11.	10/10/2022	Ravi Duhan & Jitender	823135	G-54	Bank of Baroda
12.	18/10/2022	Meenakshi	92530	F-56	Bank of Baroda
13.	28/10/2022	Susheela Dahiya	366583	G-53	Cash - SBI
14.	08/11/2022	Sudesh	713931	G-07	Bank of Baroda
15.	11/11/2022	Meenakshi	507967	F-56	Bank of Baroda
16.	28/11/2022	Shakuntala Devi	335486	G-43	Bank of Baroda
17.	17/12/2022	Rishi Pal Singh	403446	G-56	Bank of Baroda
18.	28/12/2022	Shakuntala Devi	238127	G-43	Bank of Baroda
19.	28/10/2022	Susheela Dahiya	535714	G-59	Cash- SBI
20.	28/10/2022	Susheela Dahiya	267857	G-59	Cash- SBI
21.	28/10/2022	Susheela Dahiya	357142	G-59	Cash- SBI
22.	28/10/2022	Susheela Dahiya	684849	G-59	Cash- SBI
23.	28/10/2022	Susheela Dahiya	602946	G-59	Cash- SBI
		<b>Total Funds realized from allottees</b>	<b>2,11,00,711</b>		



Sr. No.	Particulars	Amount (Rupees in Lacs.)
1.	Total amount received in the master account	211.01
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>	147.71
3.	Share of free account(30%of the amount received in the master account)	63.30
<ul style="list-style-type: none"> <li>I here by verify the receipts in the master account during the period under report as mentioned above.</li> <li>It is to certify that no money receipts from the allottees have been received any other account as per undertaking given by the promoter.</li> <li>It is to certify that this master account is free from any charge or encumbrances.</li> <li>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.</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 October, 2022 to 31st December, 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 withdrawn limit	Whether amount withdrawn is less than balance withdrawal limit
1.	2.	3.	4.	5.	6.	7.(7 > 2)
		91%	1,79,85,006	1,79,85,006		

Sr. No.	Particulars	Amount (Rupees in Lacs.)
1.	Total funds withdrawn	179.85
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 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**

<b>Name of the Project</b>	<b>RESIDENTIAL TOWNSHIP</b>
<b>Name of the Promoter</b>	<b>RAMA KRISHNA BUILDWELL PRIVATE LIMITED</b>
<b>Period under Report</b>	<b>1<sup>st</sup> October, 2022 to 31<sup>st</sup> December, 2022</b>

<b>Financial viability of the project at the end of the reporting period[INR(In Lacs)]</b>			
<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	211.01
	3.2	Amount to be collected from the existing allottees	Nil
	3.3	Value of unsold inventory(at cost)	1400
<b>4</b>	Total receivable of the Project at the end of the reporting period.		
	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

