

Annexure C

Chartered Accountants Certificate		
Report for quarter ending		October, 2022 to December, 2022
Subject		Certificate for withdrawal of money from separate RERA account
1.	I 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	5.00
4.	Area for registration in acres	5.00
5.	HARERA registration no.	HRERA - PKL – SNP – 258 – 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. 5526.00 (Lacs)
2.	Details related to inspection areas under	
1.	Date of certifying withdrawal of money from separate RERA account.	
2.	Name of chartered accountant firm/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 other related documents till (date: <u>31/12/2022</u>)	
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/charges.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:	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:	23451181BGXKZJ3376	



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.	76790200000562
Name of the Bank	BANK OF BARODA
Period under Report	1st October, 2022 to 31st December, 2022

Details of Receipt in Master Account					
Sr.No.	Date	Name of the allottee	Amount	Against Unit	Received in Bank
1.	21/12/2022	Sushma Rani	1453790	3/204	State Bank of India
		Total Funds realized from allottees	1453790		

Sr.No.	Particulars	Amount(Rupees in Lacs.)
1.	<i>Total amount received in the master account</i>	14.54
2.	Share of separate RERA account (70% of the amount received in the master account) *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.	10.18
3.	Share of free account(30%oftheamountreceivedinthemasteraccount)	4.36

- I here by verify the receipts in the master account during the period under report as mentioned above.
- 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..



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.	76790200000562
Name of the Bank	BANK OF BARODA
Period under Report	1 st October, 2022 to 31 st 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 withdrawal limit	Whether amount withdrawn is less than balance withdrawal limit
1.	2.	3.	4.	5.	6.	7.(7 >2)
		58%	709016.00	709016.00		

Sr.No.	Particulars	Amount (Rupees in Lacs.)
1.	Total funds withdrawn	7.09
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

Name of the Project	GROUP HOUSING
Name of the Promoter	RAMA KRISHNA BUILDWELL PRIVATE LIMITED
Period under Report	1st October, 2022 to 31st December, 2022

Financial viability of the project at the end of the reporting period [INR (In Lacs)]		
1.	Net expected gain/profit	
	Sr. No.	Description
		Details
	1.1	Total estimated cost of the project
		5526
	1.2	Total estimated sales proceeds
		6300
	1.3	Net expected gains/profit keeping in view the market trends. (1.2-1.1)
		774
2.	Estimated cost details for completion of the project	
	2.1	Cost incurred at the end of the reporting Period.
		2,776
	2.2	Estimated cost to be incurred for completion of the project
		2,024
3.	Estimated receivables of the project at the end of reporting period	
	3.1	Amount collected at the end of the reporting period
		14.54 Lacs
	3.2	Amount to be collected from the existing allottees
		Nil
	3.3	Value of unsold inventory (at cost)
		5270
4	Total receivable of the Project at the end of the reporting period.	
	Total of (3.2+3.3)	
5.	Arrangement of funds required for completion of the project	
	5.1	Equity by promoter
		2024
	5.2	Loan
		-
	5.3	Advances
		-
	5.4	Any other debt or equity sources
		-
	5.5	Other funding if any
		-
6.	Gap in the funding	
	NIL	
7.	Plan to bridge the gap in funding	
	NIL	

