



BPG & CO.

Chartered Accountants

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Chartered Accountants Certificate

Report for quarter ending

31-12-2022

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).

Sr.
No.

Particulars

Information

1.

Project/phase of the project

ARIHANT SOUTH WINDS

2.

Location

GH01, Sector 41, Surajkund, Faridabad, Haryana

3.

Licensed area in acres

1.62 Acres

4.

Area for registration in acres

1.62 Acres

5.

HARERA registration no.

326 of 2017 Dated 17-10-2017

6.

Name of licensee

Arihant Infra Realtors Pvt. Ltd.

7.

Name of collaborator

N.A.

8.

Name of developer

Arihant Infra Realtors Pvt. Ltd.

9.

Estimated cost of real estate project

Rs. 11800 LACS

2.

Details related to inspection are as under

1.

Date of certifying withdrawal of money from separate RERA account at the end of the quarter

31-12-2022

2.

Name of chartered accountant firm/ individual

BPG & CO.

MR. PANKAJ GARG

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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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.

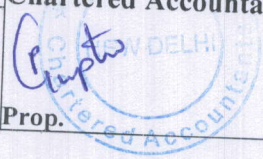
Date	: 20-01-2023	Yours faithfully, For B P G & CO Chartered Accountants  Prop.
Place	: DELHI	
For (name of CA firm)	: B P G & CO	
Proprietor Membership No. UDIN: 23520782BGWKFU7004	: MR. PANKAJ GARG : 520782	

Table – A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid	(%) of total incurred
1.	Land cost	5845.00	50%	2768.59	47.37%
2.	External Development Charges	N.A.	N.A.	N.A.	N.A.
3.	Infrastructure Development Charges	587.00	5%	782.67	100%
4.	Internal Development Works	N.A.	N.A.	N.A.	N.A.
5.	Cost of construction	3775.00	32%	4241.40	100%
6.	Cost of construction of community facilities	N.A.	N.A.	N.A.	N.A.
7.	Other costs	1593.00	13%	1589.57	99.78%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	11800.00			
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)	9382.23			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	Attached Separately			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	79.51%			
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	9382.23			



13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	686.38
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	8695.85
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	HDFC BANK LTD.
2.	Branch Name	122, HARGOBIND ENCLAVE, NEW DELHI
3.	Account No.	57500000437439
4.	IFSC code	HDFC0000481
5.	Opening balance at the end of previous quarter (as on 01-10-2022)	0.02
6.	Deposits during the quarter under report	95.08
7.	Withdrawals during the quarter under report	95.10
8.	Closing balance at the end of the quarter (as on 31-12-2022)	0.00

