



# Kumar Gaurav Agarwal & Co.

B 276, 1st Floor, Outer Ring Road, C.R. Park, New Delhi 110019 | Tel. : 011-47089995 / 011 26271590  
Mobile : 9891499995 | Email : gaurav@kgac.in | Web : www.kgac.in

## CHARTERED ACCOUNTANTS CERTIFICATE

To whom so ever it may concern

REPORT FOR QUARTER ENDING

31<sup>st</sup> December 2018

Subject: Certificate for withdrawal of money from separate RERA account at the end of the quarter:

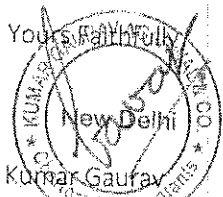
Sr. No.	Particulars	Information
1.	Project/Phase of the project	ELDECO ESTATE ONE-PHASE-THREE
2.	Location	SECTOR-19A &40
3.	Area in acres	29.17 ACRES
4.	HARERA Registration No.	HRERA-PKL-PNP-12-2018 ,DATED-04.06.2018
5.	Name of Licensee	ELDECO INFRASTRUCTURE & PROPERTIES LIMITED ,AMAZON REAL ESTATE LIMITED,AMAZON INFRACON LIMITED, AP PROJECTS LIMITED ,CHIRANJIV BUILDERS LIMITED ,S M BUILDCON LIMITED ,ADHIKARI PROPERTIES LIMITED ,SAVANA REALTORS COMPANY LIMITED
6.	Name of Collaborator	ELDECO INFRASTRUCTURE & PROPERTIES LIMITED
7.	Name of Developer	ELDECO INFRASTRUCTURE & PROPERTIES LIMITED
8.	Cost of real estate project	9123.08 Lacs

Sir,

1. I have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter of the above mentioned project.

1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	10.01.2019
2.	Name of chartered accountant firm/individual	Kumar Gaurav Agarwal & Co.

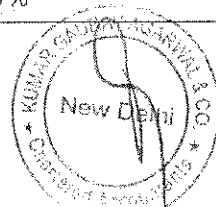
2. I certify withdrawal of money from separate RERA account at the end of the quarter for the aforesaid project as completed on the date of this certificate is as given in table A and B below.



Kumar Gaurav  
For Kumar Gaurav Agarwal & Co.  
Proprietor  
(M N 501252)

Table -A

Sr. No.	Particulars	Amount (in Lacs)	
		Estimated (Column - A)	Incurred & Paid (Column - B)
1.	(I) Land Cost: Cost of land or development rights (as per collaboration agreement), lease premium, lease rent and legal cost	1377.78	1377.78
	Total land cost	1377.78	1377.78
	(II) Development Cost/Cost of Construction:	Estimated (Column -A)	Incurred & Paid (Column -B)
	a. (i) Estimated Cost of Construction as certified by Engineer (Column - A)	2132.10	
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority (Column-A)		
	(iii) Actual Cost of Construction incurred and paid as per the RERA Bank Account/ books of accounts as verified by the CA (column - B)		91.13
	(iv) Actual cost of internal services /community facilities paid from RERA bank account/books of accounts as verified by the CA (Column-B) Note: (for adding to total cost of construction incurred, Minimum of (i)+(ii) or (iii)+(iv) is to be considered)		
	(v) On-site overhead expenditure for development of project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant's fees, site overheads, cost of machineries and equipment including its hire and maintenance costs, consumables etc.	824.76	33.95
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	4209.44	1664.50
	c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	579.00	312.82
Total development cost	7745.30	2102.40	
2.	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column -A	9123.08	
3.	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column - B	3480.18	
4.	Percentage of completion of construction work (as per	4.27%	



	project architect's certificate by the end of month/quarter)	
5.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	41.53%
6.	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid	3446.23
7.	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement	281.03
8.	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.	3165.20

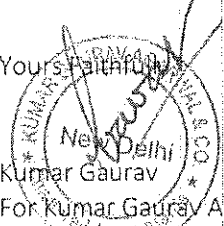
Table- B

Details of RERA Bank Account:

Bank Name	ICICI Bank
Branch Name	JASOLA BRANCH, NEW DELHI
Account No.	113405001140
IFSC Code	ICIC0001134
Opening Balance (as on 01.10.2018)	2,28,200/-
Deposits during the period	57,69,373/-
Withdrawals during the period	47,27,342/-
Closing Balance (as on 31.12.2018)	12,70,231/-

- This certificate is being issued as per the requirement of compliance in accordance with Real Estate (Regulation and Development) Act/Rules 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) 31-12-2018.
- 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.

Yours Faithfully,

  
 \* KUMAR GAURAV AGARWAL & CO. \*  
 New Delhi  
 Kumar Gaurav  
 For Kumar Gaurav Agarwal & Co.  
 Proprietor  
 (M N.501252)

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No.	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the real estate project	5642.90
2.	Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by chartered accountant based upon verification of books of accounts)	2925.46
3.	i. (i) Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	271 Units
4.	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	10032.31
5.	Estimated receivables of ongoing project. Sum of (2 + 3)- (ii)	12957.77
6.	Amount to be deposited in separate RERA Bank Account – 70% or 100% (If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in RERA Bank Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account. )	

This certificate is being issued as per the requirement of compliance in accordance with RERA Acts/rules 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) 30-09-18.

Yours Faithfully,



Kumar Gaurav  
For Kumar Gaurav Agarwal & Co.  
Proprietor  
(M N 501252)

## Annexure-A

Statement for calculation of Receivables from the Sales of the ongoing real estate project:

## Booked Inventory

In case of plotted colony

Sr. No	Block No.	No of Flats / Apartments / units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered car parking (Sq.Mts.)	Total unit consideration amount as per Agreement/ letter of allotment	Received Amount up to end of reporting period	Balance Amount as on end of reporting period
1	A17	4	1212		27091376	2800000	24291376
2	A6a	11	2530		57540503	8233765	49306738
3	A6b	4	1072		24429070	3198870	21230200
4	A7	9	2196		49359900	7392438	41967462
5	B	10	3000		67647832	9393784	58254048
6	B4	2	708		15507300	2713798	12793502
7	B6	7	2023		44467594	6697226	37770368
8	B7	3	759		17476436	3058376	14418060
9	Ba	1	283		6249204	700000	5549204
10	E1	2	754		16611908	2907084	13704824
11	E2	2	666		15809268	2549423	13259845
		55			342190391	49644764	292545627



Unsold Inventory Valuation  
Of the Residential/commercial premises Rs. 17819/- per sm.

SR No	Tower/Block	Plots	Carpet area (In Sq Mts)	Area of esclusive balcony/Veranda/Covered car parking (Sq Mts)	Estimated amount of sale proceeds
1	A(NPNL)	38	6,413		53,865,000
2	A3	51	10,659		234,498,000
3	A3B	0	1		17,160
4	A3C	3	645		14,190,000
5	A3D	1	197		4,323,220
6	A6a	2	460		10,120,000
7	A6b	0	2		52,800
8	A7	1	243		5,348,750
9	A13	4	958		21,083,040
10	A16(NPNL)	4	706		5,927,040
11	A17	0	0		0
12	A20(NPNL)	3	554		4,649,400
13	B	18	4,896		107,712,000
14	Ba	1	283		6,220,500
15	Bb	2	927		20,397,590
16	B4	2	710		15,620,000
17	B5	6	1,914		42,112,039
18	B6	11	3,193		70,235,000
19	B7	6	1,523		33,497,475
20	C	13	5,415		119,133,300
21	C3	10	4,275		94,050,000
22	E1	1	378		8,308,362
23	E2	13	4,323		95,107,760
24	EWS-1	61	3,050		1,830,000
25	EWS-8	1	97		58,044
26	Convinenet Shopping	1	726		16,328,025
27	kiosk	14	168		3,780,000
28	Double Storey shop-1	1	360		8,097,750
29	Nursing home	1	1,304		5,279,216
30	Nursurey school	1	809		3,277,949
31	Club	1	1,222		0
	Total	271	56,408		1,005,119,419

Note : (\*)Extend as per requirement

