

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).	
	Sr. No.	Particulars
		Information
	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
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
	2.	Name of chartered accountant firm/ individual
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	<div>Yours faithfully,</div> <div></div> <div>VAIBHAV BAJAJ, FCA</div> <div></div>
Place	: New Delhi	
For (name of CA firm)	: BMGS & Associates	
Partner/ proprietor Membership No.	: 520512	
UDIN	: 23520512BGSPLC3359	



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 (Rs. in lacs)	(%) of total incurred
1.	Land cost	2966.10	21.88%	2966.10	24.74%
2.	External Development Charges	427.20	3.15%	427.20	3.56%
3.	Infrastructure Development Charges	66.70	0.49%	66.70	0.56%
4.	Internal Development Works	947.90	6.99%	186.12	1.55%
5.	Cost of construction	6314.60	46.59%	5,602.90	46.73%
6.	Cost of construction of community facilities & External development work	-	-	-	-
7.	Other costs	2831.80	20.89%	2740.94	22.86%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	13554.30			
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)	11,989.96			
10.	Percentage of completion of construction work (as per project architect/engineer's certificate by the end of month/quarter)	68.01%			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	88.46%			
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	11,989.96			



13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	8331.70
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	3658.26
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	Yes Bank Limited
2.	Branch Name	Janpath Branch, Delhi-110001
3.	Account No.	013672500000141
4.	IFSC code	YESB0000136
5.	Opening balance at the end of previous quarter (as on 01.10.2022)	5.16
6.	Deposits during the quarter under report	2756.91
7.	Withdrawals during the quarter under report	1901.00
8.	Closing balance at the end of the quarter (as on 31.12.2022)	861.07

for **BMGS & Associates**

Chartered Accountants

FRN 026886N

Vaibhav Bajaj

Vaibhav Bajaj, FCA

Partner

M.No.520512

UDIN: 23520512BGSPLC3359



Date: 12th Jan, 2023

Place: New Delhi