

ANNEXURE 6-C**CHARTERED ACCOUNTANTS CERTIFICATE****To whom so ever it may concern**

REPORT FOR QUARTER ENDING	December, 2022
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Subject: Certificate for withdrawal of money from separate RERA accountant the end of the quarter:

Name of the Project	“CORAL PARK at Paradise Greens “located at Sector -64, Tehsil Rai& District Sonipat
Report for quarter ending *	Upto 31.12.2022
RERA Registration No.	HRERA-PKL-SNP-123-2019, DATED 12/07/2019
Projected Date of Completion	31.12.2022 as informed by company management.
Name of License Holder	JS Broadcasting Private Limited
Name of Collaborator	NA
Name of Developer	JS Broadcasting Private Limited
DTCP License no.	48 of 2019 dated 05.03.2019
Validity of license upto	04.03.2024

Sir,

1. I/ We 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.

Amount in lacs

1.	Date of certifying withdrawal of money from separate RERA accountant the end of the quarter i.e., 31.12.2022	20.01.2023
2.	Name of chartered accountant firm/individual	Chander Shekhar & Co

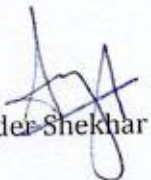


2. I certify withdrawal of money from separate RERA account at the end of the quarter i.e 31.12.2022 for the aforesaid project as completed on the date of this certificate is as given in table A and B below.

Yours Faithfully,

For Chander Shekhar & Co.

Chartered Accountants


Chander Shekhar

Prop

(Membership Number 511287)

UDIN :- **23511287BGPYSE2195**

Dated :- 20.01.2023



Table -A

Sr. No	Particulars	Amount (in Rs.) in lacs	
		Estimated (Column - A)	Incurred & Paid (Column - B)
1.	(I) Land Cost:	1055.51	1055.51
	Cost of land or development rights (as per collaboration agreement), lease premium, lease rent and legal cost		
	Total land cost	1055.51	1055.51
	(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)	2079.00	1074.01
	b. Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA.		
	c. Selling and administration Expenses.	1233.12	421.29
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	1057.55	1120.38
	c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	-	-
	Total development cost	5425.18	3671.19
2.	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column -A	5425.18	



3.	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column - B	3669.10
4.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	84.94 % approx. as per engineer certificate
5.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	67.67%
6.	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid.	Rs 3671.21 Lacs (sr. number 2 x sr. number 5)
7.	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement	Rs 2934.37 Lacs.
8.	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.	Rs 736.84 Lacs

NOTE: - Engineer has revised its estimated cost of construction to Rs 2079 lacs .Due to difference in work completion, we have consider the proportionate expenditure on actual cost incurred and paid on financial basis.

Table- B

Details of RERA Bank Account:

Amount in lacs

Bank Name	Bank of India (Main Collection Account)	Bank of India (Separate Rera Account) 70%	Bank of India A/c 419 30% (Promoter A/c)
Branch Name	Rajendra Place	Rajendra Place	Rajendra Place
Account No.	601022510000001	601022510000002	419
IFSC Code	BKID0006010	BKID0006010	BKID0006010
Opening Balance (as on 01.9.2022)	3.00	40.08	14.82
Deposits during the period	166.82	95.78	40.87



Withdrawals during the period (including internal transfers in these accounts)	139.11	104.50	43.14
Closing Balance (as on 31.12.2022}	30.71	31.36	12.55

3. 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) 31/12/2022
4. 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,

For Chander Shekhar & Co.

Chartered Accountants

Chander Shekhar

Prop

Membership Number 511287)

PLACE:- NEW DELHI

DATED :-20/01/2023

UDIN :- **23511287BGPYSE2195**

