



NAVAL JAIN & COMPANY

Chartered Accountants

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Chartered Accountants Certificate

Report for quarter ending 31st December, 2022

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

I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter (31st December, 2022).

Sr. No.	Particulars	Information
1	Project/phase of the project	Okas Enclave – 2
2	Location	Village Malpura, Dharuhera, Rewari
3	Licensed area in acres	13.80625
4	Area for registration in acres	13.80625
5	HARERA registration no.	HRERA-PKL-RWR-207-2020
6	Name of licensee	Okas Enclave – 2
7	Name of collaborator	N/A
8	Name of developer	Pardos Affordable Housing Pvt Ltd
9	Estimated cost of real estate project (Rs. In Lacs)	5835

Details related to inspection are as under		
1	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	1/10/2023
2	Name of chartered accountant firm/ individual	NAVAL JAIN & COMPANY

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;

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 document still (Date 31/12/2022)

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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	1/10/2023	Yours faithfully,
Place	Greater Noida	
For (name of CA firm)	NAVAL JAIN	
Partner/ proprietor Membership no.	PROPRIETOR (M. NO.-511697)	
UDIN No	23511697BGSAWJ2119	



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	3793	65%	(proportionate land cost or incurred/ paid land cost, whichever is lesser) 3,711	55%
2	External Development Charges	374	6%	376	6%
3	Infrastructure Development Charges				
4	Internal Development Works	905	16%	1,778	26%
5	Cost of construction				
6	Cost of construction of community facilities			-	
7	Other costs	763	13%	849	13%
8	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)				5835
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)				6,715
10	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)				196.46%
11	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.				115.08%
12	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid				6,715
13	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement				3,204
14	Net amount which can be withdrawn from the separate RERA bank account under this certificate				3,511
15	Quantum of Money withdrawn by the promoters for the purposes other than for the project.				
16	Total amount of money received from allottees and other sources				4,577

Note.— Proportionate land cost shall be based on the total land cost in proportion of construction cost incurred against total construction cost or actual paid land cost, whichever is lesser

Table – B

Details of RERA bank account:

1	Bank name	Kotak Mahindra Bank Ltd
2	Branch name	New Delhi
3	Account no.	8913814110
4	IFSC code	KKBK0000172
5	Opening balance at the end of previous quarter (as on 01 st October 2022)	148,774
6	Deposits during the quarter under report	25,903,778
7	Withdrawals during the quarter under report	26,052,000
8	Closing balance at the end of the quarter (as on 31 st December 2022)	552

