

# Vijay R Kumar & Associates

Chartered Accountants

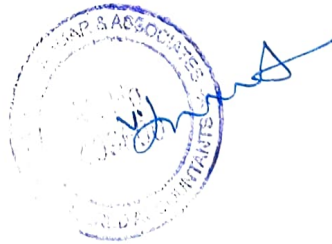
Shop No-20, Shubh Aangan, Near DCM Petrol Pump, Raipur, Kota, Rajasthan-324004

Chartered Accountants Certificate																																
Report for quarter ending		September 30, 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 (30 September 22).																															
	<table><thead><tr><th>Sr. No.</th><th>Particulars</th><th>Information</th></tr></thead><tbody><tr><td>1.</td><td>Project/phase of the project</td><td>Smart Homes Karnal</td></tr><tr><td>2.</td><td>Location</td><td>Sector -32A, Budhakhhera, Karnal - 132001</td></tr><tr><td>3.</td><td>Licensed area in acres</td><td>5.6534 (Acre)</td></tr><tr><td>4.</td><td>Area for registration in acres</td><td>5.6534 (Acre)</td></tr><tr><td>5.</td><td>HARERA registration no.</td><td>265 of 2017</td></tr><tr><td>6.</td><td>Name of licensee</td><td>Licence No. 02 of 2016 by Directorate of Town and Country Planning, Haryana</td></tr><tr><td>7.</td><td>Name of collaborator</td><td>NA</td></tr><tr><td>8.</td><td>Name of developer</td><td>M/S Aegis Value Homes Limited</td></tr><tr><td>9.</td><td>Estimated cost of real estate project</td><td>Rs 183,75,00,000 (Initially project cost was 148.75 cr but as per engineer's certificate dated 30.09.2022 revised project cost is 183.75 Cr)</td></tr></tbody></table>	Sr. No.	Particulars	Information	1.	Project/phase of the project	Smart Homes Karnal	2.	Location	Sector -32A, Budhakhhera, Karnal - 132001	3.	Licensed area in acres	5.6534 (Acre)	4.	Area for registration in acres	5.6534 (Acre)	5.	HARERA registration no.	265 of 2017	6.	Name of licensee	Licence No. 02 of 2016 by Directorate of Town and Country Planning, Haryana	7.	Name of collaborator	NA	8.	Name of developer	M/S Aegis Value Homes Limited	9.	Estimated cost of real estate project	Rs 183,75,00,000 (Initially project cost was 148.75 cr but as per engineer's certificate dated 30.09.2022 revised project cost is 183.75 Cr)	
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2.	Details related to inspection are as under																															
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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, Table B, Table C, Table D and Table E 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: Sep 30, 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.																															
Date		: 15-10-2022																														
Place		: Kota																														
UDIN		22409600AZXCQZ9873																														
For (name of CA firm)		: M/s Vijay R Kumar & Associates FRN: 030259C																														
Partner/ proprietor Membership no.		: Vijay Kumar M.No: 409600																														

Yours faithfully  
CA. Vijay Kumar

Table – A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred	(%) of total incurred
1.	Land cost	500	2.7	500	3.6%
2.	External Development Charges	434	2.4	449.6	3.2%
3.	Infrastructure Development Charges	0	0%	0	0%
4.	Internal Development Works	1,000	5.4	96	0.7%
5.	Cost of construction	13,625	74.2	10,761.47	76.7%
6.	Cost of construction of community facilities	0	0%	0	0%
7.	Other costs	2,816	15.3	2214.85	15.8%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	18,375			
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)	14,021.93			
10.	Percentage of completion of construction work (as per project engineer's certificate by the end of month/quarter)	78.98%			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	76.3%			



12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	14,021.93
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	7491.42
14	Amount available in the designated account as on 30 <sup>th</sup> Sept 2022	31.44
15.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	6,530.51
<b>Note.</b> — 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	HDFC
2.	Branch name	HDFC Bank Ltd, SCO 6, Sector 8, Karnal 132001
3.	Account no.	57500000589623
4.	IFSC code	HDFC0001434
5.	Opening balance at the end of previous quarter (as on <u>June 30, 2022</u> )	475.71
6.	Deposits during the quarter under report	520.46
7.	Withdrawals during the quarter under report	964.73
8.	Closing balance at the end of the quarter (as on Sep 30, 2022)	31.44

**TABLE-C**

FINANCIAL INFORMATION FOR THE PREVIOUS QUARTER ENDING ON 30.09.2022 CASH INFLOW (AMOUNT INCURRED ON THE PROJECT)		
SR.NO.	PARTICULARS	AMOUNT (RS. IN LAKHS)
1	Opening Balance	499.72
2	Amount collected against booked Flats	687.75
3	Amount availed from the bank/ financial institutions	0



4	Amount contributed by the promoters/ his associates	0
5	Any other receipt- FDR	0
Total		1,187.47

TABLE-D

FINANCIAL INFORMATION FOR THE PREVIOUS QUARTER ENDING ON 30.09.2022 CASH OUTFLOW (AMOUNT INCURRED ON THE PROJECT)		
SR.NO.	PARTICULARS	AMOUNT (RS. IN LAKHS)
1	Land	0
2	Expenditure on construction of apartments	704.59
3	Other costs including EDC, taxes, etc	201.34
4	Investment in FDR	0
5	Bank Guarantee Given	113.97
6	Amount withdrawn by the promoters	0
Total		1,019.90

TABLE-E

INFORMATION RELATING TO ESCROW ACCOUNT FOR THE PREVIOUS QUARTER ENDING ON 30.09.2022		
SR.NO.	PARTICULARS	AMOUNT (RS. IN LAKHS)
1	Opening balance at the beginning of the quarter	499.72
2	Amount deposited in Escrow Account	687.75
3	Amount withdrawn during the quarter	1,019.90
4	Balance at the end of the quarter	167.57

For Vijay Kumar & Associates  
Chartered Accountants

Vijay Kumar  
M.No : 409600  
FRN: 030259C

Place : Kota  
Date : 15-10-2022  
UDIN: 22409600AZXCQZ9873