

VIJAY RAJ & CO.

Chartered Accountants

Plot No. 265, First Floor, Main Rohtak Road

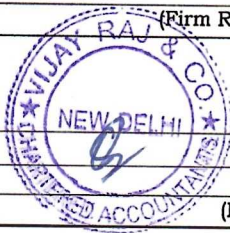
Opposite Metro Pillar No. 517

Near Mundka Metro Station, Mundka

New Delhi -110 041

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Annexure C		
Chartered Accountant Certificate		
Report for quarter ending		31.12.2022
Subject		Certificate for withdrawal of money from separate RERA Account for the end of quarter dated as above.
1	I/We have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter dated 31.12.2022 in respect of real estate project detailed here-in-below:-	
	Sl. No.	Particulars
		Information
	1	Project/Phase of the Project
	2	Location
	3	License No. & Area
	4	HARERA Registration No.
	5	Area registered under HRERA
	6	Name of License Holder
	7	Name of Collaborator
	8	Name of Developer
	9	Estimated Cost of Real Estate Project (Rs. In lacs)
		17,102.00
2	Details regarding to inspection are as under:-	
	1	Date of certifying withdrawal of money from separate RERA Account at the end of quarter
		31.12.2022
	2	Name of Chartered Accountant Firm/ Individual
		Vijay Raj & Co.
3	I/We certify withdrawal of money from separate RERA account at the end of quarter for the aforesaid project as completed on the date of this certificate is as given in annexed Table A and B to this certificate.	
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/us and explanations provided to me/us by the management of the company; it is based on the verification of books of accounts and other related documents till 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/development, land cost and statutory dues/charges.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 31.12.2022 .	
For Vijay Raj & Co.		
Chartered Accountants		
(Firm Registration No.: 012900N)		
		
UDIN : 23092256BGVCRK6435		Vijay Kumar Sharma
Place : New Delhi		Proprietor
Dated : 27.02.2023		(Membership No.: 092256)

						Annexure C	
				For the quarter ending dated :		31.12.2022	
Table A							
Project Cost Details (Rs. In lacs)							
Sl. No.	Particulars	Column A		Column B		Balance to be Incurred	
		Estimated Cost		Incurred & Paid			
		Amount	%	Amount	%		
1	Land Cost	802.00	4.69%	802.00	100.00%	-	
2	External Development Charges/ Approval Cost	1,419.25	8.30%	1,419.25	100.00%	-	
3	Infrastructure Development Charges	213.75	1.25%	213.75	100.00%	-	
4	Internal Development Works	1,130.60	6.61%	347.34	30.72%	783.26	
5	Cost of Construction	-	-	-	-	-	
6	Cost of Construction of Community Facilities	8,349.40	48.82%	6,265.28	75.04%	2,084.12	
7	Other Costs	5,187.00	30.33%	3,940.74	75.97%	1,246.26	
8	Total Estimated Cost of Real Estate Project (Total of Sl. No. 1 to 7 of Column A)	17,102.00	100.00%			4,113.64	
9	Total Cost Incurred & Paid of the Real Estate Project (Total of Sl. No. 1 to 7 of Column B) [Taking into account the proportionate land cost, and allow the promoter to withdraw the proportionate land cost, component of construction]			12,988.36	75.95%		
10	Percentage of completion of construcion work (as per Project Architect's Certificate by the end of quarter)	As per certificate attached					
11	Proportion of amount paid till the end of quarter towards land and construction cost vis-à-vis the total estimated cost					75.95%	
12	Amount which can be withdrawn from separate RERA Bank Account (Total estimated cost multiply by proportion of cost incurred/paid)					12,988.36	
13	Less amount incurred/withdrawn till date of this certificate as per the books of accounts and bank statement	Type of Account:-					
		From Non-RERA A/c (Prior to Opening of RERA A/c)			2,391.89		
	(equivalent to collection from customer till the end of quarter)	RERA (70%) A/c			1,085.72		
		RERA (30%) A/c			465.31		
		Total withdrawn			3,942.92		
14	Net amount which can be withdrawn from the separate RERA bank account under this certificate	9,045.44					
Notes :-							
1)	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.						



Annexure C		
For the quarter ending date :		31.12.2022
Table B		
<u>Details of separate RERA Bank Account</u>		
1	Bank Name	HDFC BANK LIMITED
2	Bank Branch	Jasola, New Delhi
3	Account No.	57500000805021
4	IFSC Code	HDFC0000923
		(Rs. In lacs)
5	Opening Balance as the end of previous quarter date 30.09.2022	132.75
6	Deposit during the quarter under report	395.45
7	Withdrawals during the quarter under report	450.92
8	Closing Balance at the end of quarter date 31.12.2022	77.28

