

ANEJA TUSHAR & Associates

Chartered Accountants

322, KARNALI GATE NEAR JANTA DAIRY,
TARAORI, KARNAL, HR-132116

REPORT FOR QUARTER ENDING

30-06-2023

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

S.No.	Particulars	Information
1.	Project/Phase of the project	Express Enclave (Residential Plots)
2.	Location	Village Akbarpur Barota, Sector-35, District Sonapat demarcated by its boundaries (latitude and longitude of the end points) 28°55'40" to the North 77°4'1" to the East and 28°55'41" to the North 77°3'57" to the East, admeasuring total 47,725 sq.mtrs
3.	Area in acres	11.79 acres
4.	HARERA Registration No.	HRERA-PKL-SNP-273-2021
5.	Name of Licensee	EXPRESS PROJECTS PVT. LTD.
6.	Name of Collaborator	NA
7.	Name of Developer	EXPRESS PROJECTS PVT. LTD.
8.	Cost of real estate project (Rs. in Lacs)	3,200

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.

1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	30-06-2023
2.	Name of chartered accountant firm/ individual	CA Tushar Aneja & Co.

2. I CA Tushar Aneja 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 B below.

For Aneja Tushar & Associates

Chartered Accountants

Firm Reg. No. 036493N

(CA Tushar Aneja)

Proprietor

M.No.: 539043

UDIN: 23539043BGT EXP 2982

Place: Karnal

Date: 15-7-2023



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Table -A			
Sr. No.	Particulars	Amount (Rs. in Lacs)	
		Estimated (Column - A)	Incurred & Paid (Column - B)
1.	(I) Land Cost: Cost of land or development rights (as per collaboration agreement), lease premium, lease rent and legal cost	1,200	1,200.00
	Total land cost	1,200	1,200.00
	(II) Development Cost/Cost of Construction:	Estimated (Column - A)	Incurred & Paid (Column - B)
	a. (I) Cost of Development/Construction as certified by Engineer	700	450.47
	(II) Cost of Development/Construction activities, including On-site overhead expenditure for development of project excluding cost of construction as per (I) or (II) above, i.e. salaries, consultant's fees, site overheads, cost of machineries and equipment including its hire and maintenance costs, consumables etc.	700	450.47
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	1,000	884.70
	c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	300	205.83
	Total development cost	2,000	1,541.00
2.	Total estimated cost of the real estate project (1(I) + 1 (II)) (Column -A)	3,200.00	
3.	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column – B		2,741.00



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4.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	64%
5.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	86%
6.	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid	2,741.00
7.	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement	560.61
8.	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.	2,180.39

Table- B
Details of RERA Bank Account:

Bank Name	INDIAN BANK
Branch Name	MCB PRALIAMENT STREET BRANCH ALLAHABAD BANK BUILDING 2ND FLOOR 17 PARLIAMENT STREET NEW DELHI 110001
Account No.	7072118601
IFSC Code	IDIB000M368
Opening Balance	-
Deposits during the period	131.64
Withdrawals during the period	131.64
Closing Balance (as on 30/06/2023)	-0.00

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 30/06/2023.

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.

For Aneja Tushar & Associates

Chartered Accountants

Firm Reg. No. 036493N



(CA Tushar Aneja)

Proprietor

M.No.: 539043

UDIN:

Place:

Date:

23539043 BG TEX 09883
Karnal
15-7-2023