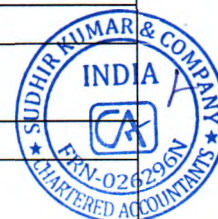


UDIN: 23501230BGVKZD1523

Annexure C

Chartered Accountants Certificate¹		
Report for quarter ending		31st March 2023
Subject		Certificate for withdrawal of money from separate RERA account at the end of 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 31 st March 2023	
	Sr. No.	Particulars
	1.	Project/phase of the project
	2.	Location
	3.	Licensed area in acres
	4.	Area for registration in acres
	5.	HARERA registration no.
	6.	Name of licensee
	7.	Name of collaborator
	8.	Name of developer
	9.	Estimated cost of real estate project
		Information
		Market Walk
		Village –Shikohpur, Sector-82A, Tehsil-Manesar, District- Gurugram, Haryana
		182.796 Acres
		1.08 acres
		38 of 2020 dated 26.10.2020
		1. M/s Avon Buildtech Pvt. Ltd. (Now, Known as Vatika One India Next Pvt. Ltd.)
		2. M/s Browz Technologies Pvt. Ltd. (Now, Known as Vatika One India Next Pvt. Ltd.)
		3. M/s Pegasus Infrastructure Pvt. Ltd.
		4. M/s Vatika Limited
		M/s Vatika Limited
		M/s Vatika Limited
		2627.00 (Rs. Lacs)
2.	Details related to inspection are as under	
	1.	Date of certifying withdrawal of money from separate RERA account.
		31.03.2023



2.	Name of chartered accountant firm/ individual	Sudhir Kumar & Company
3.	I certify withdrawal of money from separate RERA account for the aforesaid project as completed on the date of this certificate is as given in table A and table B 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 31.03.2023	
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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 promoters are also valid on date.	

For **Sudhir Kumar & Company**
Chartered Accountants
FRN No. 026296N

Sudhir Kumar

(**CA Sudhir Kumar**)
Proprietor
M.No 501230



Place : Gurugram
Date: 13.04.2023

Table – A

Project cost details (Rs.in lacs)					
Sr. No	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid (proportionate) (Rs. in lacs)	(%) of total incurred
1.	Land cost	465.33	17.71	465.33	29.43
2.	External Development Charges	244.93	9.32	244.93	15.49
3.	Infrastructure Development Charges	43.71	1.66	43.71	2.76
4.	Internal Development Works	33.14	1.26	0.00	0.00
5.	Cost of construction	1428.53	54.37	434.77	27.50
6.	Cost of construction of community facilities				
7.	Other costs	411.36	15.68	392.17	24.82
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	2627.00			
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	1580.91			



	land cost component of construction)	
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	60.18%
12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid i.e. Total authorised withdrawal up till now	1580.91
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	283.00
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	1297.91

Note: - Proportionate land cost for the quarter shall be worked out by dividing the total land cost by the total number of quarters in which the project is proposed to be completed.

For **Sudhir Kumar & Company**
Chartered Accountants
FRN No. 026296N

Sudhir Kumar

(CA Sudhir Kumar)
Proprietor



M.No 501230

Place : Gurugram

Date: 13.04.2023



Table – B

Details of SEPARATE RERA bank account:

1.	Bank name	HDFC Bank Ltd.
2.	Branch name	First India Place, M.G. Road Gurugram Haryana
3.	Account no.	57500000331371
4.	IFSC code	HDFC00000280
5.	Opening balance at the end of the previous quarter (as on 31.12.2022) – (INR)	39,31,140.60
6.	Deposits during the quarter under report – (INR)	3,50,000.00
7.	Withdrawals during the quarter under report – (INR)	39,00,000.00
8.	Closing balance at the end of the quarter (as on 31.03.2023) – (INR)	3,81,140.60

For **Sudhir Kumar & Company**

Chartered Accountants

FRN No. 026296N

Sudhir Kumar

(CA Sudhir Kumar)

Proprietor

M.No 501230



Place : Gurugram

Date: 13.04.2023