

UDIN: 23501230BGVL0M7953

| Chartered Accountants Certificate ¹ | | |
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| Report for the quarter ending | | 30 September 2023 |
| Subject | | |
| 1. | I/ we have undertaken assignment as a Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter 30 th September 2023). | |
| Sr. No. | Particulars | Information |
| 1. | Project/phase of the project | Market Walk |
| 2. | Location | Village –Shikohpur, Sector-82A, Tehsil- Manesar, District- Gurugram, Haryana |
| 3. | Licensed area in acres | 182.796 Acres |
| 4. | Area for registration in Sq Mtrs. | 1.08 acres |
| 5. | HARERA registration no. | 38 of 2020 dated 26.10.2020 |
| 6. | Name of licensee | 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. M/s Vatika Limited |
| 7. | Name of collaborator | M/s Vatika Limited |
| 8. | Name of developer | M/s Vatika Limited |
| 9. | Estimated cost of real estate project | Rs.3010.67 . Lakhs |
| 2. | Details related to inspection are as under | |
| 1. | Date of certifying withdrawal of money from separate RERA account at the end of the quarter | 30 th September 2023 |
| 2. | Name of chartered accountant | Sudhir Kumar & Company |



| | firm/ individual |
|----|--|
| 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 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 (date 30 th September 2023) |
| 5. | Further to above, based upon our examination of the books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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 **Sudhir Kumar & Company**

Chartered Accountants

FRN No. 026296N

Sudhir Kumar

(CA Sudhir Kumar)

Proprietor

M.No 501230



Place : Gurugram

Date: 23.10.2023

Table - A

| Project cost details (Rs.in lacs) | | | | | |
|-----------------------------------|---|---------------------------|---|--------------------|-----------------------------|
| Sr. No. | Particulars | Estimated (column - A) | | (column - B) | |
| | | Amount (Rs. in Lakhs) | (%) of the total project cost | Incurred & paid | (%) of total incurred |
| 1. | Land cost | 465.33 | 15.46 | 465.33 | 25.09 |
| 2. | External Development Charges | 244.93 | 8.14 | 244.93 | 13.21 |
| 3. | Infrastructure Development Charges | 43.71 | 1.45 | 43.71 | 2.36 |
| 4. | Internal Development Works | 52.46 | 1.74 | 4.36 | 0.24 |
| 5. | Cost of construction | 1714.24 | 56.94 | 704.15 | 37.96 |
| 6. | Cost of construction of community facilities | 0.00 | 0.00 | 0.00 | 0.00 |
| 7. | Other costs | 490.00 | 16.27 | 392.17 | 21.14 |
| 8. | Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A) | 3010.67 | | | |
| 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 | 1854.65 | | | |



| | | |
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| | promoter to withdraw the proportionate land cost component of construction) | |
| 10. | Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter) | 10.01% |
| 11. | Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost. | 61.60% |
| 12. | Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid | 1854.65 |
| 13. | Less amount withdrawn till date of this certificate as per the books of accounts and bank statement | Nil |
| 14. | Net amount which can be withdrawn from the separate RERA bank account under this certificate | 1854.65 |
| 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 | HDFC Bank Ltd. |
| 2. | Branch name | First India Place, M.G. Road Gurugram Haryana |
| 3. | Account no. | 57500000331371 |
| 4. | IFSC code | HDFC0000280 |
| 5. | Opening balance at the end of the previous quarter (as on 30.06.2023) | 3.81 |
| 6. | Deposits during the quarter under report | 15.29 |
| 7. | Withdrawals during the quarter under report | Nil |
| 8. | Closing balance at the end of the quarter (as on 30.09.2023) | 19.10 |

