



Chartered Accountants Certificate

Report for period ending

30th September 2023

Subject

Certificate for withdrawal of money from separate RERA account at the end of the period.

1. I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the period ended 30th September 2023

Sr. No.	Particulars	Information
1.	Project/phase of the project	AIPL Joy Gallery
2.	Location	Sector 66, Gurugram
3.	Licensed area in acres	4.418
4.	Area for registration in acres	4.418
5.	HARERA registration no.	RC/REP/HARERA/GGM/404/136/2020/20 Dated 17-08-2020
6.	Name of licensee	R. C. Sood & Co. Pvt. Ltd.
7.	Name of collaborator	Advance India Projects Limited
8.	Name of developer	Advance India Projects Limited
9.	Estimated cost of real estate project	66,125.47 Lacs

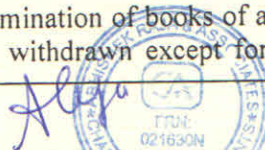
2. Details related to inspection are as under

1.	Date of certifying withdrawal of money from separate RERA account at the end of the period	21 st Nov 2023
2.	Name of chartered accountant firm/ individual	Abhishek Raja & Associates

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 30th September 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/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 promoter are also valid on date.
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Date	: 21-Nov-2023	Yours faithfully,  Signature & name of the Chartered Accountant (in block letters) with stamp
Place	: New Delhi	
For (name of CA firm)	: Abhishek Raja & Associates	
Partner/ proprietor	: Abhishek Raja	
Membership no.	: 506930	
UDIN	: 23506930BGWXR6941	

Table - A

Project Cost Details					
Sr. No.	Particulars	Estimated		Actual Incurred as on 30.09.2023	
		(column - A)		(column - B)	
		Amount	(%) of total project cost	Incurred & paid	(%) of total
1.	Land cost *	7,547.30	11.41%	7,187.30	20.60%
2.	External Development Charges	2,594.21	3.92%	2,971.34	8.52%
3.	Infrastructure Development Charges	312.89	0.47%	490.67	1.41%
4.	Internal Development Works	5,356.13	8.10%	788.87	2.26%
5.	Cost of construction	31,681.91	47.91%	15,911.73	45.61%
6.	Interest and Admin Costs	-	0.00%	-	0.00%
7.	Other Cost	18,633.04	28.18%	7,538.13	21.61%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	66,125.48	100.00%	34,888.04	100.00%
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 land cost component of construction).				34,888.04
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter).				39.00%
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.				48.46%
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				32,044.84
13.	Less - amount withdrawn till date of this certificate as per the books of accounts and bank statement.				16,805.09
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate valid from 21st Nov 2023				15,239.75
*Note: - 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.					

Note - GST payable on collection has not been included in the expenses of the project.



Table – B		
(₹ in Lacs)		
Details of SEPARATE RERA bank account		
1.	Bank name	HDFC Bank Ltd.
2.	Branch name	Golf Course Road, Sector -53, Gurugram
3.	Account no.	57500000680625
4.	IFSC code	HDFC0000572
5.	Opening balance at the end of previous quarter (as on 01.07.2023)	225.48
6.	Deposits during the quarter under report	2,164.28
7.	Withdrawals during the quarter under report (including GST)	2,386.20
8.	Closing balance at the end of the period as on 30.09.2023	3.56

