


Vijay R Kumar & Associates

Chartered Accountants

Shop No-20, Shubh Aangan, Near DCM Petrol Pump, Raipur, Kota, Rajasthan-324004

Chartered Accountants Certificate		
Report for quarter ending		December 31, 2023
Subject		Certificate for withdrawal of money from separate RERA account the end of the 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 December 23).	
	Sr. No.	Particulars
		Information
	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
		Smart Homes Karnal
		Sector -32A, Budhakhera, Karnal - 132001
		5.6534 (Acre)
		5.6534 (Acre)
		265 of 2017
		Licence No. 02 of 2016 by Directorate of Town and Country Planning, Haryana
		NA
		M/S Aegis Value Homes Limited
		Rs 1,48,75,00,000/- + 35,00,00,000/- (Escalation Cost) Total Estimated cost 1,83,75,00,000/-
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
	2.	Name of chartered accountant firm/ individual
		31.12.2023
		M/s Vijay R Kumar & Associates Chartered Accountants
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, Table B, Table C, Table D and Table E 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: December 31, 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost, statutory dues/ charges and other operational expenses.	
Date	: 10.01.2024	
Place	: Kota	
UDIN	409600LKEWRP1727	
For (name of CA firm)	: M/s Vijay R Kumar & Associates FRN: 030259C	
Partner/ proprietor Membership no.	: Vijay Kumar M.No: 409600	

Yours faithfully,



Vijay R Kumar
Chartered Accountant




Table – A

Project cost details (in laes)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in laes)	(%) of total project cost	Incurred	(%) of total incurred
1.	Land cost	500	2.7	500	2.9%
2.	External Development Charges	434	2.4	449.6	2.6%
3.	Infrastructure Development Charges	0	0%	0	0%
4.	Internal Development Works	1,000	5.4	96	0.6%
5.	Cost of construction	13,625	74.2	13,335.67	78%
6.	Cost of construction of community facilities	0	0%	0	0%
7.	Other costs	2,816	15.3	2,724.30	15.9%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	18,375			
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)	17,105.58			
10.	Percentage of completion of construction work (as per project engineer's certificate by the end of month/quarter)	93.1%			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	93.1%			



12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	17,105.58
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	9,430.01
14	Amount available in the designated account as on 31 December 2023	107.72
15.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	7,675.57

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
2.	Branch name	HDFC Bank Ltd, SCO 6, Sector 8, Karnal 132001
3.	Account no.	57500000589623
4.	IFSC code	HDFC0001434
5.	Opening balance at the end of previous quarter (as on 30 September, 2023)	24.47
6.	Deposits during the quarter under report	342.40
7.	Withdrawals during the quarter under report	259.15
8.	Closing balance at the end of the quarter (as on December 31, 2023)	107.72

TABLE-C

FINANCIAL INFORMATION FOR THE PREVIOUS QUARTER ENDING ON 31.12.2023 CASH INFLOW (AMOUNT INCURRED ON THE PROJECT)		
SR.NO.	PARTICULARS	AMOUNT (RS. IN LAKHS)
1	Opening Balance	82.27
2	Amount collected against booked Flats	489.14



3	Amount availed from the bank/ financial institutions	0
4	Amount contributed by the promoters/ his associates	0
5	Any other receipt- FDR	0
Total		571.41

TABLE-D

FINANCIAL INFORMATION FOR THE PREVIOUS QUARTER ENDING ON 31.12.2023 CASH OUTFLOW (AMOUNT INCURRED ON THE PROJECT)		
SR.NO.	PARTICULARS	AMOUNT (RS. IN LAKHS)
1	Land	0
2	Expenditure on construction of apartments	195.45
3	Other costs including EDC, taxes, etc	86.42
4	Investment in FDR	0
5	Amount withdrawn by the promoters	0
6	Repayment of loan	140.36
Total		422.23

TABLE-E

INFORMATION RELATING TO ESCROW ACCOUNT FOR THE PREVIOUS QUARTER ENDING ON 31.12.2023		
SR.NO.	PARTICULARS	AMOUNT (RS. IN LAKHS)
1	Opening balance at the beginning of the quarter	82.27
2	Amount deposited in Escrow Account	489.14
3	Amount withdrawn during the quarter	422.23
4	Balance at the end of the quarter	149.09

For Vijay Kumar & Associates
Chartered Accountants



Place : Kota
Date : 10.01.2024

UDIN: 20109530BKTVRP1/21