

RAJ ANIRUDH & ASSOCIATES

Chartered Accountants

228, Sainik Vihar, Delhi - 110034

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Annexure I-3

CHARTERED ACCOUNTANTS CERTIFICATE

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

Sr. No.	Particulars	Information
1	Project/Phase of the project	Aashiyara II
2	Location	Village Gadauli Khurd, Sector-37C, Gurugram, Haryana
3	Area in acres	2.53 Acres
4	HARERA Registration No.	RC/REP/HARERA/GGM/485/217/2021/53 Dated 16-09-2021
5	Name of Licensee	Renuka Traders Pvt. Ltd.
6	Name of Collaborator	NA
7	Name of Developer	Renuka Traders Pvt. Ltd.
8	Estimated Cost of real estate project as on the date of Certification (Rs. in Lacs)	8399.83

Sir,

1. We have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter for the above mentioned project.

1	Date of certifying withdrawal of money from separate RERA account	19-Jan-2024
2	Name of chartered accountant firm/individual	RAJ ANIRUDH & ASSOCIATES RAJ KUMAR (PROP.)

- 2 I certify withdrawal of money from separate RERA account at the end of the quarter for the aforesaid project, Detail are given in table A and B below.
- 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 30-09-2023
- 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn (except as stated in point no . 10 of table A) for payment towards construction/development, land cost and statutory dues/ charges. All statutory approvals as applicable on promoter are also valid on date.

Yours Faithfully,

For **RAJ ANIRUDH & ASSOCIATES**
Chartered Accountants
Firm Regn. No. 020497N



(RAJ KUMAR)
Prop.
M.No. 083093

UDIN : 2408309384220R5888

New Delhi

Dated : 19/01/2024



TABLE - A

S.No.	Particulars	Amount (in 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	1,499.29	1,499.29
	Total land cost	1,499.29	1,499.29
	(II) Development Cost/Cost of Construction:	Estimated (Column -A)	Incurred & Paid (Column -B)
	a . (i) Estimated Cost of Construction as certified by Engineer (Column - A)	4569.05	
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority(Column-A)	2860.32	
	(iii) Actual Cost of Construction incurred and paid as per the RERA Bank Account/ books of accounts as verified by the CA (column - B)		530.06
	(iv)Actual cost of internal services /community facilities paid from RERA bank account/books of accounts as verified by the CA (Column-B)		-
	Note: (for adding to total cost of construction incurred, Minimum of (i)+(ii) or (iii)+(iv) is to be considered)		
	(v) 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.	147.50	-
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	383.77	134.00
	c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	-	-
	Total development cost	7960.64	664.06



2	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column -A	9459.93
3	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column – B	2163.35
4	Percentage of completion of construction work till now as per Project Engineer's certificate)	7.00%
5	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost. %	22.87%
6	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid	(Sr. Number 2 x Sr. Number 5) 2163.35
7	Collection till end of the Quarter	4126.58
8	70% of Total amount Collected to be utilized for Project Exp.	2888.60
9	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement	2878.05
10	Net Amount which can be (withdrawn/ excess Withdrawn) from the separate RERA bank Account under this certificate.	-714.71

Table- B

Details of RERA Bank Account:

Bank Name	Axis Bank Ltd.
Branch Name	Jasola Branch, New Delhi-110025
Account No.	921020019653134
IFSC Code	UTIB0001148
Opening Balance (as on 01.07.2023)	23.94
Deposits till now (01.07.2023 to 30.09.2023)	371.11
Withdrawals till now (01.07.2023 to 30.09.2023)	384.50
Closing Balance (as on 30.09.2023)	10.55

