

Chartered Accountants Certificate		
Report for quarter ending		
Subject	Certificate for withdrawal of money from separate RERA account at 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 ().	
	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
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
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 30.06.2019)	
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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.	

Date	:	01/09/2020	 Yours faithfully & Associates Signature of Chartered Accountant (in block letters with stamp)
Place	:	Chandigarh	
For (name of CA firm)	:	Suresh Goyal & Associates	
Partner/ proprietor Membership no.	:	084153	

UDIN - 20084153AAAQJW2019



Table - A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurrd & paid	(%) of total incurred
1.	Land cost	3600	--	(proportionate land cost or incurred/ paid land cost, whichever is lesser) 400	
2.	External Development Charges	600	--	39.80	6.63%
3.	Infrastructure Development Charges	200	--	36.00	18%
4.	Internal Development Works	230	--	60.00	26.08%
5.	Cost of construction	8500	--	875.00	10.29%
6.	Cost of construction of community facilities	--	--	--	
7.	Other costs	1300	--	31.00	2.38%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	14430			
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)	1441.80			
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.	sr.no. 9/ sr. no. 8	9.99%		



12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	sr. no. 8 x sr. no. 11 1441.80
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	468.16
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	973.64
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 PUNJAB AND SIND BANK
2.	Branch name SECTOR :-17 B , CHANDIGARH
3.	Account no. 06001100069719
4.	IFSC code PSIB00000600
5.	Opening balance at the end of previous quarter (as on 01.01.20) 3.95
6.	Deposits during the quarter under report 43.00 LAKHS
7.	Withdrawals during the quarter under report 46.16
8.	Closing balance at the end of the quarter (as on 30.06.2020) 0.79



ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No.	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the real estate project	
2.	Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by chartered accountant based upon verification of books of accounts)	
3.	i. Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	
4.	ii. Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	
5.	Estimated receivables of ongoing project. Sum of (2 + 3) - (ii)	
6.	Amount to be deposited in separate RERA Bank Account - 70% or 100% (If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in RERA Bank Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.)	

This certificate is being issued as per the requirement of compliance in accordance with RERA Acts/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 (date) _____

Yours Faithfully,

Name and Signature of Chartered Accountant with Stamp

For (Name of CA Firm) Suresh Kumar Goval & Associates
Partner / Proprietor
(Membership Number 024/53)



Statement for calculation of Receivables from the Sales of the ongoing real estate project:

Booked Inventory

In case of plotted colony

Sr. No.	Block No.	No of Flats / Apartments / units/plots	Carpet Area (in Sq. Mtrs.)	Area of exclusive balcony /veranda/ covered car parking (Sq.Mtrs.)	Total unit consideration amount as per Agreement/ letter of allotment	Received Amount up to end of reporting period	Balance Amount as on end of reporting period



In case of group housing colony

Sr. No.	Tower no.	No of Flats / Apartments/ units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered car parking (Sq. Mts.)	Total unit consideration amount as per Agreement/ letter of allotment	Received Amount up to end of reporting period	Balance Amount as on end of reporting period
	*						

In case of commercial building

Sr. No.	Commercial Tower/Block	No of Flats / Apartments/ units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered car parking (Sq. Mts.)	Total unit consideration amount as per Agreement/ letter of allotment	Received Amount up to end of reporting period	Balance Amount as on end of reporting period
	*						

Unsold Inventory Valuation

Of the Residential/commercial premises Rs. _____ per sqm.

Sr. No.	Tower/Block	No of Flats / Apartments/ units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered car parking (Sq. Mts.)	Estimated amount of sale proceeds
	*				

Note: (*) Extend as per requirement

