ANNEXURE 6-C
CHARTERED ACCOUNTANTS CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

REPORT FOR QUARTER ENDING	31st MAR 2019

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

Sr. No.	Particulars	Information
1.	Project/Phase of the project	SAMSARA (PART-4) Phase-4
2.	Location	Sector-60, Tehsil Wazirabad, Distric Gurugram, Haryana
3.	Area in acres	1.5127791 Acres (6122 Sq. Mtr)
4.	HARERA Registration No.	RC/REP/HARERA/GGM/2018/37
5.	Name of Licensee	License No 64 of 2010
6.	Name of Collaborator	Not Applicable
7.	Name of Developer	Achaleshwar Infrastructure Pvt Ltd
8.	Cost of real estate project	76,40,00,000.00

Sir,

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

1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	31st MAR 2019
2.	Name of chartered accountant firm/ individual	HAS & Associates

2. 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 B below.

Yours Faithfully,
For HAS & Associates
Chartered Accountants
FRN : 024817N

HAS & ASSOCIATES ★ New Delhi ★ Chartered Accountants

CA Ankur Jain
(Partner)
(Membership Number. 516462)
UDIN : 19516462AAAAAI5433
Dated 13-04-2019

Note :

1. This certificate has been issued on the basis of the unaudited books of accounts provided by the company.
2. As confirmed by the management, majority of the costs are directly relatable to the project. The remaining indirect costs have been attributed on the basis of area of each project.

Table -A

Sr. No.	Particulars	Amount (in Rs.)	
		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	14,60,00,000	14,59,22,306
	Total land cost	14,60,00,000	14,59,22,306
	(II)Development Cost/Cost of Construction:	39,00,00,000.00	4,17,64,694.08
	a. (i) Estimated Cost of Construction as certified by Engineer (Column - A)	-	-
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority(Column-A)	-	-
	(iii) Actual Cost of Construction incurred and paid as per the RERA Bank Account/ books of accounts as verified by the CA (column - B)	-	-
	(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.	13,55,00,000.00	1,08,28,103.25
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	6,50,00,000.00	1,03,95,768.47
	c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	2,75,00,000.00	79,89,948.84
	Total development cost	61,80,00,000.00	7,09,78,514.63
2.	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column -A		76,40,00,000.00
3.	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column – B		21,69,00,820.86
4.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	As per Architect's Certificate	
5.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	28.39%	
6.	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid		21,69,00,821
7.	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement		11,88,58,952
8.	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.		9,80,41,869

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Table- B	
Details of RERA Bank Account:	
Bank Name	Axis Bank Ltd
Branch Name	Mumbai
Account No.	914020000303064
IFSC Code	UTIB0000003
Opening Balance	-
Deposits during the period	11,88,58,952.10
Withdrawals during the period	11,88,58,952.10
Closing Balance	-

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 (date) **31.03.2019.**

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 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 HAS & Associates
Chartered Accountants
FRN : 024817N

HAS & ASSOCIATES ★ New Delhi ★ Chartered Accountants

CA Ankur Jain
(Partner)
(Membership Number. 516462)
UDIN : 19516462AAAAAI5433
Dated 13-04-2019

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No.	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the real estate project	54,70,99,179.14
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)	49,47,12,043
3.	i. (i) Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	24,45,05,861
4.	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	24,45,05,861
5.	Estimated receivables of ongoing project. Sum of (2 + 3)-(ii)	73,92,17,904
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.)	8,32,01,266

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) 31.03.2019.

Yours Faithfully,
For HAS & Associates
Chartered Accountants
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CA Ankur Jain
(Partner)
(Membership Number. 516462)
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Annexure-A

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. 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
1	*	35	3979.96		63,04,94,139	13,57,82,096	49,47,12,043

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 sm.

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
1	*	7	798.137		24,45,05,861

Note.— (*)Extend as per requirement

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