

Sanjiv Syal & Associates

Chartered Accountants

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Chartered Accountants Certificate		
Report for quarter ending		31 st , December, 2020
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 (31 st , December, 2020).	
Sr. No.	Particulars	Information
1.	Project/phase of the project	Okas Enclave-2
2.	Location	Village Malpura, Dharuhera, Rewari
3.	Licensed area in acres	13.80625
4.	Area for registration in acres	13.80625
5.	HARERA registration no.	HRERA-PKL-RWR-207-2020
6.	Name of licensee	Okas Enclave-2
7.	Name of collaborator	N/A
8.	Name of developer	Pardos Affordable Housing Pvt Ltd
9.	Estimated cost of real estate project	5460
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	02/02/2021
2.	Name of chartered accountant firm/ individual	Sanjiv Syal & 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 still (date 31/12/2020)	
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 02/02/2021	
Place	: New Delhi	
For (name of CA firm)	: Sanjiv Syal & Associates	
Partner/ proprietor Membership no.	: 083440	
UDIN:	: 21083440AAAAAP8855	

Table – A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid	(%) of total incurred
1.	Land cost	3793	69%	(proportionate land cost or incurred/ paid land cost, whichever is lesser) 3711.36	83%
2.	External Development Charges			253.36	6%
3.	Infrastructure Development Charges				
4.	Internal Development Works	905	17%	134.05	3%
5.	Cost of construction				
6.	Cost of construction of community facilities				
7.	Other costs	763	14%	390.00	9%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)				5460
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)				4488.77
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)				14.972%
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.				82.21%



12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	4488.77
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	183.62
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	4305.15
15.	Quantum of Money withdrawn by the promoters for the purposes other than for the project.	
16.	Total amount of money received from allottees and other sources	318.32
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	
2.	Branch name	Kotak Mahindra Bank Ltd
3.	Account no.	New Delhi
4.	IFSC code	8913814110
5.	Opening balance at the end of previous quarter (ason 30 th September, 2020)	KKBK0000172
6.	Deposits during the quarter under report	
7.	Withdrawals during the quarter under report	2,08,96,926
8.	Closing balance at the end of the quarter (ason 30, December, 2020)	1,83,62,085
Effective date of this certificate		25,34,841
		02/02/2021

