

# Vijay R Kumar & Associates

Chartered Accountants

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

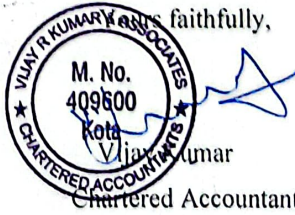
| Chartered Accountants Certificate  |  |   |
|------------------------------------|--|---|
| Report for quarter ending          |  | March 31, 2024  |
| Subject                            |  | Certificate for withdrawal of money from separate RERA account the end of the quarter       |
| 1.                                 | I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter (31 March 24).  |   |
| Sr. No.                            | Particulars  | Information   |
| 1.                                 | Project/phase of the project   | Smart Homes Karnal  |
| 2.                                 | Location   | Sector -32A, Budhakhara, Karnal - 132001  |
| 3.                                 | Licensed area in acres   | 5.6534 (Acre)   |
| 4.                                 | Area for registration in acres   | 5.6534 (Acre)   |
| 5.                                 | HARERA registration no.  | 265 of 2017   |
| 6.                                 | Name of licensee   | Licence No. 02 of 2016 by Directorate of Town and Country Planning , Haryana                |
| 7.                                 | Name of collaborator   | NA  |
| 8.                                 | Name of developer  | M/S Aegis Value Homes Limited   |
| 9.                                 | Estimated cost of real estate project  | 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  | 31.03.2024  |
| 2.                                 | Name of chartered accountant firm/ individual  | M/s Vijay R Kumar & Associates<br>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: March 31, 2024) |   |
| 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.  |   |
| Date                               | : 27.04.2024   |        |
| Place                              | : Kota   |   |
| UDIN                               | <b>24409600BKEWRW2032</b>  |   |
| For (name of CA firm)              | : M/s Vijay R Kumar & Associates<br>FRN: 030259C   |   |
| Partner/ proprietor Membership no. | : Vijay Kumar<br>M.No: 409600  |   |

Table – A

| Project cost details (in lacs) |   |                        |                           |              |                       |
|--------------------------------|---|------------------------|---------------------------|--------------|-----------------------|
| Sr. No.                        | Particulars   | Estimated (column - A) |                           | (column - B) |                       |
|                                |   | Amount (Rs. in lacs)   | (%) 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                      | 13,578.83    | 78%                   |
| 6.                             | Cost of construction of community facilities  | 0                      | 0%                        | 0            | 0%                    |
| 7.                             | Other costs   | 2,816                  | 15.3                      | 2,790.65     | 16%                   |
| 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) | 17,415.08              |                           |              |                       |
| 10.                            | Percentage of completion of construction work (as per project engineer's certificate by the end of month/quarter)   | 94.8%                  |                           |              |                       |
| 11.                            | Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.  | 94.8%                  |                           |              |                       |



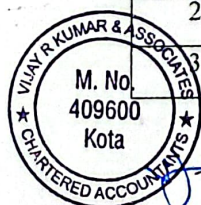


|  |  |           |
|--|--|-----------|
| 12.  | Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid | 17,415.08 |
| 13.  | Less amount withdrawn till date of this certificate as per the books of accounts and bank statement                            | 9,935.53  |
| 14   | Amount available in the designated account as on 31 March 2024   | 34.87     |
| 15.  | Net amount which can be withdrawn from the separate RERA bank account under this certificate                                   | 7,479.55  |
| <b>Note.</b> — 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 31 December, 2023) | 107.72  |
| 6.                            | Deposits during the quarter under report                                 | 432.68  |
| 7.                            | Withdrawals during the quarter under report                              | 505.52  |
| 8.                            | Closing balance at the end of the quarter (as on March 31, 2024)         | 34.87   |

**TABLE-C**

| FINANCIAL INFORMATION FOR THE PREVIOUS QUARTER ENDING ON 31.03.2024<br>CASH INFLOW (AMOUNT INCURRED ON THE PROJECT) |  |                       |
|---|--|-----------------------|
| SR.NO.  | PARTICULARS  | AMOUNT (RS. IN LAKHS) |
| 1   | Opening Balance                                      | 149.09                |
| 2   | Amount collected against booked Flats                | 607.11                |
|   | Amount availed from the bank/ financial institutions | 0                     |



|       |   |        |
|-------|---|--------|
| 4     | Amount contributed by the promoters/ his associates | 0      |
| 5     | Any other receipt- FDR                              | 0      |
| Total |   | 756.19 |

**TABLE-D**

| FINANCIAL INFORMATION FOR THE PREVIOUS QUARTER ENDING ON 31.03.2024<br>CASH OUTFLOW (AMOUNT INCURRED ON THE PROJECT) |   |                       |
|--|---|-----------------------|
| SR.NO.   | PARTICULARS                               | AMOUNT (RS. IN LAKHS) |
| 1  | Land                                      | 0                     |
| 2  | Expenditure on construction of apartments | 172.91                |
| 3  | Other costs including EDC, taxes, etc     | 67.00                 |
| 4  | Investment in FDR                         | 0                     |
| 5  | Amount withdrawn by the promoters         | 0                     |
| 6  | Repayment of loan                         | 428.53                |
| Total  |   | 668.45                |

**TABLE-E**

| INFORMATION RELATING TO ESCROW ACCOUNT FOR THE PREVIOUS QUARTER ENDING<br>ON 31.03.2024 |   |                       |
|---|---|-----------------------|
| SR.NO.  | PARTICULARS                                     | AMOUNT (RS. IN LAKHS) |
| 1   | Opening balance at the beginning of the quarter | 149.09                |
| 2   | Amount deposited in Escrow Account              | 607.11                |
| 3   | Amount withdrawn during the quarter             | 668.45                |
| 4   | Balance at the end of the quarter               | 87.75                 |

For Vijay Kumar & Associates  
Chartered Accountants  
M. No.  
409600  
Kota  
Vijay Kumar  
M. No. 409600  
FRN: 030259C

Place : Kota  
Date : 27.04.2024

UDIN: 24409600BKEWRW2032