

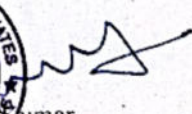
Vijay R Kumar & Associates

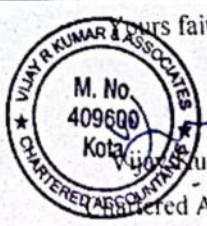
Chartered Accountants

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

Chartered Accountants Certificate		
Report for quarter ending		June 30, 2024
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 (30 June 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	
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	30.06.2024
2.	Name of chartered accountant firm/ individual	M/s Vijay R Kumar & Associates 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: June 30, 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	: 08.07.2024	
Place	: Kota	
UDIN	24409600BKEWRY9717	
For (name of CA firm)	: M/s Vijay R Kumar & Associates FRN: 030259C	

Yours faithfully,

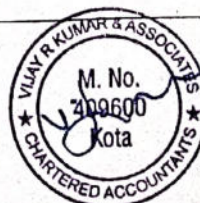

Vijay R Kumar
Chartered Accountant



Partner/ proprietor Membership no.	: Vijay Kumar M.No: 409600
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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	2.83%
2.	External Development Charges	434	2.4	449.6	2.54%
3.	Infrastructure Development Charges	0	0%	0	0%
4.	Internal Development Works	500	2.7%	96	0.54%
5.	Cost of construction	13,975	76.1%	13,796.34	78%
6.	Cost of construction of community facilities	0	0%	0	0%
7.	Other costs	2,966	16.1%	2,847.74	16.10%
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)	17,689.68			
10.	Percentage of completion of construction work (as per project engineer's certificate by the end of month/quarter)	96.27%			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	96.27%			

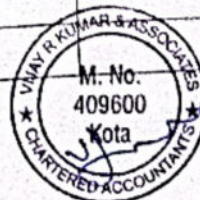


12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	17,689.68
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	10,271.26
14.	Amount available in the designated account as on 30 June 2024	73.77
15.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	7,418.42
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	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 March 31, 2024)	34.87
6.	Deposits during the quarter under report	374.63
7.	Withdrawals during the quarter under report	335.73
8.	Closing balance at the end of the quarter (as on June 30, 2024)	73.77

TABLE-C

FINANCIAL INFORMATION FOR THE PREVIOUS QUARTER ENDING ON 30.06.2024 CASH INFLOW (AMOUNT INCURRED ON THE PROJECT)		
SR.NO.	PARTICULARS	AMOUNT (RS. IN LAKHS)
1	Opening Balance	87.75
2	Amount collected against booked Flats	533.18
3	Amount availed from the bank/ financial institutions	0



4	Amount contributed by the promoters/ his associates	0
5	Any other receipt- FDR	0
Total		620.93

TABLE-D

FINANCIAL INFORMATION FOR THE PREVIOUS QUARTER ENDING ON 30.06.2024 CASH OUTFLOW (AMOUNT INCURRED ON THE PROJECT)		
SR.NO.	PARTICULARS	AMOUNT (RS. IN LAKHS)
1	Land	0
2	Expenditure on construction of apartments	143.68
3	Other costs including EDC, taxes, etc	48.95
4	Investment in FDR	0
5	Amount withdrawn by the promoters	0
6	Repayment of loan	294.13
Total		486.76

TABLE-E

INFORMATION RELATING TO ESCROW ACCOUNT FOR THE PREVIOUS QUARTER ENDING ON 30.06.2024		
SR.NO.	PARTICULARS	AMOUNT (RS. IN LAKHS)
1	Opening balance at the beginning of the quarter	87.75
2	Amount deposited in Escrow Account	533.18
3	Amount withdrawn during the quarter	486.76
4	Balance at the end of the quarter	134.17

For Vija Ramesh & Associates
Chartered Accountants



Vija
M.No : 409600
FRN: 030259C

Place : Kota
Date : 08.07.2024
UDIN: 24409600BKEWRY9717

Chartered Accountants Certificate		
Report for quarter ending		June 30, 2023
Subject		Certificate for withdrawal of money from separate RERA accountant the end of the quarter (Revised)
1.	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter (30 June 23).	
Sr. No.	Particulars	Information
1.	Project/phase of the project	Smart Homes Karnal
2.	Location	Sector -32A, Budhakhera, 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	30.06.2023
2.	Name of chartered accountant firm/ individual	M/s Vijay R Kumar & Associates 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: June 30, 2023)	
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	: 21.08.2024	Yours faithfully, Vijay Kumar Chartered Accountant
Place	: Kota	
UDIN	: 24409600BKEWSA4409	
For (name of CA firm)	: M/s Vijay R Kumar & Associates FRN: 030259C	
Partner/ proprietor Membership no.	: Vijay Kumar M.No: 409600	

Table - A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (See Note-1) (Column-A)		(column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred	(%) of total incurred
1.	Land cost	500	2.7	500	3.0%
2.	External Development Charges	434	2.4	449.6	2.7%
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	12,795.80	77.9%
6.	Cost of construction of community facilities	0	0%	0	0%
7.	Other costs	2,816	15.3	2,583.05	15.7%
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)	16,424.45
10.	Percentage of completion of construction work (as per project engineer's certificate by the end of month/quarter)	89.4%
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	89.4%
12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	16,424.45
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	8,775.11
14.	Amount available in the designated account as on 30 June 2023	108.95
15.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	7,649.34

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

Note 1-- Estimated cost is considered on the basis of June 2023 which has been provided by Management in June 2023.



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 <u>31 March, 2023</u>)	55.09
6.	Deposits during the quarter under report	396.18
7.	Withdrawals during the quarter under report	342.32
8.	Closing balance at the end of the quarter (as on June 30, 2023)	108.95

TABLE-C

FINANCIAL INFORMATION FOR THE PREVIOUS QUARTER ENDING ON 30.06.2023 CASH INFLOW (AMOUNT INCURRED ON THE PROJECT)		
SR.NO.	PARTICULARS	AMOUNT (RS. IN LAKHS)
1	Opening Balance	286.70
2	Amount collected against booked Flats	563.97
3	Amount availed from the bank/ financial institutions	0
4	Amount contributed by the promoters/ his associates	0
5	Any other receipt- FDR	0
Total		850.67

TABLE-D

FINANCIAL INFORMATION FOR THE PREVIOUS QUARTER ENDING ON 30.06.2023 CASH OUTFLOW (AMOUNT INCURRED ON THE PROJECT)		
SR.NO.	PARTICULARS	AMOUNT (RS. IN LAKHS)
1	Land	0
2	Expenditure on construction of apartments	483.85
3	Other costs including EDC, taxes, etc	120.49
4	Investment in FDR	0
5	Amount withdrawn by the promoters	72.81
Total		677.15



TABLE-E

INFORMATION RELATING TO ESCROW ACCOUNT FOR THE PREVIOUS QUARTER ENDING ON 30.06.2023		
SR.NO.	PARTICULARS	AMOUNT (RS. IN LAKHS)
1	Opening balance at the beginning of the quarter	286.70
2	Amount deposited in Escrow Account	563.70
3	Amount withdrawn during the quarter	677.15
4	Balance at the end of the quarter	173.52

For Vijay Kumar & Associates
Chartered Accountants



FRN: 030259C
UDIN: 24409600BKEWSA4409

Place : Kota
Date : 21-08-2024