



Chartered Accountants Certificate[1]			
Report for quarter ending			30th Sept 2019
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	2.425 Acres Commercial Colony (by the name of "3Roads" / "Mii Tower")
	2	Location	Village Badshahpur, Tehsil & District Gurugram, Sector 70, Haryana.
	3	Licensed area in acres	2.425 Acres
	4	Area for registration in acres	2.425 Acres
	5	HARERA registration no.	38 of 2017
	6	Name of licensee	M/S. Ojos Developers Private Limited.
	7	Name of collaborator	N/A
	8	Name of developer	Ojos Developers Private Limited.
	9	Estimated cost of real estate project	16487.91 Lakhs
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	17-10-2019
	2	Name of chartered accountant firm/ individual	APT AND CO LLP
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 30.09.2019)		
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	17-10-2019	
Place	Gurgaon	
		Signature & name of the Chartered Accountant (in block letters) with stamp

APT & CO (a Partnership Firm) converted into APT and Co LLP (a Limited Liability Partnership with LLP identity no: LLPIN AAI-8025) with effect from 23-01-2018

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For (name of CA firm)	APT AND CO LLP Chartered Accountants FRN 014621C/N500088
Partner/ proprietor	501114
Membership no.	

Table - A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (As provided by management as submitted to RERA) (column - A)		(column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid	(%) of total incurred
1.	Land cost	715.71	4.34%	715.71	100.00%
2.	External Development Charges	723.10	4.39%	723.10	100.00%
3.	Infrastructure Development Charges	202.00	1.23%	202.00	100.00%
4.	Internal Development Works	381.82	2.32%	4553.60	65%
5.	Cost of construction	6618.18	40.14%		
6.	Cost of construction of community facilities				
7.	Other costs	7847.10	47.59%	7152.27	91.15%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	16487.91			
9.	Total cost incurred and paid of the real estate project (1+2+3+4+5+6+7) of incurred and paid (column-B)	13346.88			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	90.00%			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	80.95%			
12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid i.e. Total authorised withdrawal up till now	13346.88			
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	9591.80			
14.	Net amount which can be withdrawn from the separate	3754.88			



RERA bank account under this certificate	
Note: - Proportionate land cost for the quarter shall be worked out by dividing the total land cost by total number of quarters in which project is proposed to be completed.	

Table - B		
Details of SEPARATE RERA bank account:		
1.	Bank name	HDFC Bank Ltd
2.	Branch name	First India Place
3.	Account no.	50200014168325
4.	IFSC code	HDFC0000280
5.	Opening balance at the end of previous quarter (as on 01-07-2019)	20509
6.	Deposits during the quarter under report	48006877.20
7.	Withdrawals during the quarter under report	46011114.70
8.	Closing balance at the end of the quarter (as on 30-09-2019)	2016271.50

*Note no 1: Collection during the period indicates gross receipts includes GST from the customers and RS.6,00,000 fixed deposit's principal amount redeemed during the quarter ended 30.09.2019.

**Note no.2: Withdrawals during the period indicates all expenditure incurred and includes Rs.6,00,000 fixed deposit's during the quarter ended 30.09.2019.

For APT AND CO LLP

Chartered Accountants

Firm Regn. No: 014621C/N500088

Sanjeev Aggarwal

(M. No. 501114)

Date:17/10/2019



UDIN: **19501114AAAASO1416**

Disclaimer:

i) The estimated figure as contained in Table A, (column-A) has been taken as confirmed by the management without any further verification.

ii) Percentage of completion of work has been taken as per the Architect Certificate and Management confirmation.

iii) Cost of real estate project has been taken as confirmed by management without any further verification.