



RAMESH GOYAL & ASSOCIATES
Chartered Accountants

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Ref.: RGA/JSB/24-25/02

Dated: 17.02.2025

UDIN: 25082951BMLYCH4722

ANNEXURE 6-C

REPORT FOR QUARTER ENDING	September 2023
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Subject: Certificate of progress of construction work:

Sr No.	Particulars	Information
1	Name of the Project	"Coral Park At Paradise Greens" located at sector-64, Tehsil & District Sonipat, Haryana
2	Report for quarter ending *	01.07.2023 to 30.09.2023
3	RERA Registration No.	133 of 2019 Dated 12.07.2019, RERA-PKL-SNP-133-2019
4	Projected Date of Completion	
5	Name of License Holder	JS Broadcasting Private Limited
6	Name of Collaborator	NA
7	Name of Developer	JS Broadcasting Private Limited
8	DTCP Licence Number	48 of 2019
9	Validity of Licence up to	04.03.2024

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	September 2023
2	Name of chartered accountant firm/Individual	Ramesh Goyal & Associates



- 2 I/We 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 Ramesh Goyal & Associates
Chartered Accountants
FRN: 039380N

Ramesh Goyal
Proprietor
M. No.: 082951
Place: New Delhi



Table - A

S. No.	Particulars	Amount (in Rs.) Lacs	
		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	1,055.51	1,055.51
	Total land cost	1,055.51	1,055.51
	(II) Development Cost/Cost of Construction:	Estimated (Column A)	Incurred & Paid (Column B)
	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 fee, site overheads, cost of machineries and equipment including its hire and maintenance costs, consumables etc.	3,312.12	2,861.89
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	1,057.55	1,122.83
	c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction	-	-

	funding or money borrowed for construction and pre handover charges		
	Total Development Cost	4,369.67	3,984.72
2	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column -A	5,425.18	
3	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column B	5,040.23	
4	Percentage of completion of construction work (as per project architect's certificate by the end of the month/quarter)		
5	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated	92.9%	
6	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid	5,040.23	
7	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement	-	
8	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.		

Table- B

Details of RERA Bank Account:

Bank Name	BANK OF INDIA
Branch Name	RAJINDRA PLACE, NEW DELHI
Account No.	601020110000419
IFSC Code	BKID0006010
Opening Balance (as on _____)	
Deposits during the period	-
Withdrawals during the period	-
Closing Balance (as on _____)	-

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 September 2023.

4 Further to above, based upon our examination of books of accounts and related records, it is confirmed that 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.

For Ramesh Goyal & Associates
Chartered Accountants
FRN: 039380N

Ramesh Goyal
Proprietor
M. No.: 082951
Place: New Delhi

