


Chartered Accountants Certificate[1]			
Report for quarter ending			31-Mar-21
Subject			Certificate for withdrawal of money from separate RERA accountant 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 (31.3.2021).		
	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.
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	22.07.2021
	2	Name of chartered accountant firm/ individual	APT & Co LLP, Chartered Accountants
3	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 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 31.3.2021)		
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	22.07.2021	Yours faithfully,  Signature & name of the Chartered Accountant (in block letters) with stamp	
Place	Gurgaon		
For (name of CA firm)	APT & Co LLP, Chartered Accountants (FRN: 014621C/N500088)		
Partner/ proprietor Membership no.	: Sanjeev Aggarwal (M. no. 501114)		



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 23-01-20

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Table - A

Sr. No.	Particulars	Project cost details (in lacs)			
		Estimated (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%	8244.43	117.78%
5.	Cost of construction	6618.18	40.14%		
6.	Cost of construction of community facilities				
7.	Other costs	7847.10	47.59%	8945.82	114.00%
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)	18831.06			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	100.00%			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à- vis the total estimated cost.	114.21%			
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	16,487.91			
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	13,829.23			
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	2,658.68			

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 01-01-2021)	949.11
6.	Deposits during the quarter under report	31,969,740.60
7.	Withdrawals during the quarter under report	31,770,000.00
8.	Closing balance at the end of the quarter (as on 31-03-2021)	200,689.71

For APT AND CO LLP
Chartered Accountants
Firm Regn. No:014621C/N500088

Sanjeev Aggarwal
(Partner)
(M.No.501114)

UDIN: 21501114AAAAJH8514
Date: 22.07.2021
Place: Gurgaon (Haryana)

