FORM

[See Section 4(2)(l)(D)]

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS STATUTORY AUDITOR OF THE PROMOTER/PROMOTER'S COMPANY/ FIRM/ BUSINESS ENTITY)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

Name of the Promoter	
Address of the Pormoter	

1. I/We _____ the auditor have examined the books and all the relevant records of _____ (Promoters Name) having PAN No. _____ related to _____ (Project Name) Project RERA Registration No. _____ having site address as _____ for the year ending 31st March _____.
2. We have conducted our engagement and examination in accordance with the standards on auditing, Guidance Note on Reports or Certificates for Special Purpose and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such applicable pronouncement and with the ethical requirements of the code of ethics issued by the Institute of Chartered Accountants of India.
3. It is the primary responsibility of the management of _____ (Name of the entity/company) to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this certificate. This responsibility includes the design, implementation and maintenance of necessary and appropriate internal control commensurate with the nature and size of entity.
4. Period under Certificate: From _____ to 31st March _____.

1.	Whether separate RERA Bank Account has been opened as envisaged in Haryana RERA Bank Account Direction, 2019?		YES	NO
	1.1	Whether the existing operational bank account was made known at the time of application for registration as RERA Bank account?	YES	NO
2.	Details of RERA Bank Account as registered with Haryana RERA (Mention details of three bank accounts i.e. master a/c, RERA complaint account and free account)			
	2.1	Bank Name		
	2.2	Branch Name		
	2.3	Account Name		
3.	In case of change in RERA Bank Account as indicated above, whether due approval following prescribed documentation was taken from Haryana RERA under the Haryana RERA Bank Account Directions, 2019?		YES	NO
4.	Whether any of the Annexure C issued during the certificate period mandated deposit of 100% of the money collected from the booking of the project units (refer Annexure D of additional information for ongoing projects of Annexure C)		YES	NO

	4.1	If Yes, please mention the certificate date and name of certifying chartered accountant			
		(i)	Certifying Professional		
		(ii)	Date of Certificate		
5.	Whether the required proportion of money collected from the allottees of the projects units (as indicated in Annexure C)			YES	NO
	5.1	If no, please mention the amount not deposited under the above non-compliance			
		Sr. No.	Period (from _____ to _____)	Amount not deposited	
		1.			
		2.			
6.	Whether the project registration is as New or Ongoing Project?			YES	NO
	6.1	If Yes, Please provide details below:		YES	NO
	6.2	If Yes, Please provide details below:			
		(i)	Number of such units booked		
		(ii)	Amount collected from such bookings		
		(iii)	Total consideration of such bookings		
7.	Whether all amounts withdrawn from RERA bank account were within the withdrawal limit as certified under the relevant "Annexure C" issued during the period?			YES	NO
	7.1	If no, please provide the below details			
		Sr. No.	Period (from _____ to _____)	Amount of Excess withdrawals	
		1.			
		2.			
8.	Whether any fixed deposit was created out of funds deposited in RERA Bank account?			YES	NO
	8.1	If Yes, whether the fixed deposit is credited with the same RERA account bank branch in compliance with para 8(iii) of Haryana RERA Bank Account Direction, 2019		YES	NO
	8.2	If Yes to 8 above, whether any lien is created on such fixed deposit in violation of para 8(iii) of Haryana RERA Bank Account Direction, 2019?		YES	NO
9.	Whether there has been any instance of receipt of consideration in excess of 10% of apartment value without entering into a registered agreement for sale?			YES	NO

	9.1	If Yes, please provide the information as below					
		Sr. No.	Unit Number	Total Consideration	Amount received in excess of 10% till registered agreement for sale		
		1.					
		2.					
10.	Whether the project is executed by availing any loan/borrowings?					YES	NO
	10.1	If Yes, please provide details as below					
		Sr. No.	Name & Type of lender	Amount of Loan Sanctioned (Rs.)	Sanction Date	Loan Outstanding as on 31st March _____ (Rs.)	Collateral Mortgage Details	Amount of Default in Repayment if any
		1.						
		2.						
	10.2	Whether the financial encumbrance is reported to Haryana RERA?					YES	NO
	10.3	If Yes to 10.2 above, whether promoter has mortgaged or created a charge on any booked unit?						
	10.4	Whether any repayment of loan has been made from RERA account					YES	NO
11.	Whether any discrepancy noticed in Annexure A, B, C with reference to their issuance in accordance with the RERA Act, Rules and regulations?						YES	NO
	11.1	If Yes, please provide the details below						
		Sr. No.	Annexure	Tick as Applicable	Certifying professional		Date of Issuance	Details of Discrepancy
		1.						
		2.						
		3.						
12.	Whether any amount of collected for the project/phase has been transferred to any related part (related party as mentioned in company Act, 2013)						YES	NO
	12.1	If Yes, please provide the details below						
		Sr. No.	Date of loan/ advance	Name of the Related Party			Amount of loan/ advance	
		1.						
		2.						

13.	Please specify any other things which are not covered above

5. I/We have obtained all necessary information and explanation from promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate. Also I/we have attached herewith the copies of financial statements and audit report of the _____ (project/ phase as registered) for the financial year ending on 31st March _____.

6. I/We hereby confirm that I/We have examined the prescribed register, books, documents and relevant records of _____ (project) for the period ended and this certificate is being issued based on the records and document produced before me and explanations provided to me by the management of the promoter based on the verification of books of accounts till (date) 31st March _____.

For Name of the Firm

Date:

Place:

(Signature and Stamp/Seal of the Signatory CA)
Name of the Signatory :
Proprietor/ Partner :
Membership No. :
UDIN :
Full Address of firm :

Enclosed:

- Copy of all CA Certificates submitted at the time of withdrawal from RERA account maintained as per Haryana Real Estate Bank Account Directions 2019.
- Copy of Annexure A, B and C for all four quarter & required to submit with Report.
- Copy of balance sheet & profit and loss account and cash flow statement for the project/ phase as registered.

Annexure A

Architect's Certificate[1]			
Subject			Certificate of progress of construction work
1.	**I/We have undertaken assignment as architect for certifying progress of construction work in the below mentioned project as per the approved plans**		
	Sr. No.	**Particulars**	**Information**
	1.	Project/Phase of the project	
	2.	Location	
	3.	Licensed area in acres	
	4.	Area for registration in acres	
	5.	HARERA registration No.	
	6.	Name of licensee	
	7.	Name of collaborator	
	8.	Name of developer	
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	
	2.	Name of Architect/ Architect"s firm	
	3.	Date of site inspection	
3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	
	2.	Structural consultant	
	3.	Proof consultant	
	4.	MEP consultant	
	5.	Site supervisor/incharge	
4.	I certify that the work has been executed as per approved drawings, statutory/ mandatory approvals, Haryana Building Code, 2017/ National Building Code (wherever applicable) and the material used in the construction, infrastructure works and internal development works are as per the projected standard as envisaged in the registration and brochure, publication material and other documents shared with the buyers in this regard.		
5.	I also certify that as on the date, the percentage of work done in the project for each of the building/ tower of the real estate project/phase of the project under HARERA is as per table A and table B given herein below. The percentage of the work executed with respect to each of the activity of the entire project/ phase is detailed in table A and table B.		
Date:			Yours faithfully,
Place:			
Council of Architects (CoA) registration No.. :			Signature & name (in block letters) with stamp of architect
Council of architects (CoA) registration valid till (date) :			

1. On the letter head of the architect firm

Annexure B

Engineer's Certificate[2]			
Subject		Certificate of percentage of completion of construction work of the project	
1.	I/we have undertaken assignment as engineer for certifying percentage of completion of construction work of the above-mentioned project as per the approved plans and approved structural drawings duly vetted by the proof consultant.		
	Sr. No.	Particulars	Information
	1.	Project/phase of the project	
	2.	Location	
	3.	Licensed area in acres	
	4.	Area for registration in acres	
	5.	HARERA registration No.	
	6.	Name of licensee	
	7.	Name of collaborator	
	8.	Name of developer	
2.	Details related to inspection are as under		
	1.	Date of certifying of percentage of construction work/ site inspection	
	2.	Name of engineering firm/ individual	
	3.	Date of site inspection	
3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	Consultants	Name
	1.	Site engineer	
	2.	Structural consultant	
	3.	Proof consultant	
	4.	MEP consultant	
	5.	Quantity surveyor	
4.	We have estimated the cost of the completion of the Civil, MEP and allied works, of the building(s) of the project/ phase for which occupation certificate/ completion certificate is to be obtained by the promoter. Our estimated cost calculations are based on the structural drawing/ plans made available to us for the project under reference by the developer and consultants and the schedule of items and quantity for the entire work as calculated by the quantity surveyor appointed by the developer/ engineer and the site inspection carried out by us.		
	1.	Total estimated cost for completion of the building(s) in the aforesaid project under reference	(Total of table A and table B)
	2.	Estimated cost incurred till date (based on site inspection)	

2. On the letter head of the architect firm

	3.	The balance cost of completion of the civil work/ MEP and allied works of the building(s) of the project for obtaining occupation certificate/ completion certificate from department of Town & Country Planning, Haryana	

5.	The estimated total cost of project is with reference to the Civil work/ MEP and allied works required to be completed for the purpose of obtaining occupation certificate/ completion certificate for the building(s) from the____being the competent authority under whose jurisdiction the aforesaid project is being implemented.
6.	The amount of estimated cost incurred so far has been calculated on the basis of amount of total estimated cost.
7.	I certify that the project work has been executed as per compliance of standard engineering procedure, conforming to relevant BIS and as per prescribed norms.
8.	I also certify that the work has been executed as per approved drawings, statutory/ mandatory approvals, Haryana Building Code, 2017/ National Building Code (wherever applicable) and the material used in the construction, infrastructure work and internal development works are as per the projected standard as envisaged in the registration and brochure, publication material and other documents shared with the buyers in this regard
9.	I also certify that the cost of the civil work/ MEP and allied work for the aforesaid project as completed on the date of this certificate is as given in table A and table B below;

Date:		Yours faithfully,
Place:		
Local authority license No. :		Signature & name (in block letters) with stamp of engineering firm/ individual
Local authority license No. : valid till (date)		

*** Note**	
1.	The scope of work is to complete entire real estate project as per drawings approved from time to time so as to obtain occupation certificate/ completion certificate.
2.	(*) Quantity survey can be done by office of engineer or can be done by an independent quantity surveyor, whose certificate of quantity calculated can be relied upon by the engineer. In case of independent quantity surveyor being appointed by promoter, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of engineer, the name of the person in the office of engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3.	The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4.	As this is estimated cost, any deviation in quantity required for development of the real estate project will result in amendment of the cost incurred/ to be incurred.
5.	All component of work with specifications are indicative and not exhaustive.

Annexure C

Chartered Accountants Certificate[3]			
Report for quarter ending			
Subject			Certificate for withdrawal of money from separate RERA account
1.	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account.		
	Sr. No.	**Particulars**	**Information**
	1.	Project/phase of the project	
	2.	Location	
	3.	Licensed area in acres	
	4.	Area for registration in acres	
	5.	HARERA registration no.	
	6.	Name of licensee	
	7.	Name of collaborator	
	8.	Name of developer	
	9.	Estimated cost of real estate project	
2.	**Details related to inspection are as under**		
	1.	Date of certifying withdrawal of money from separate RERA account.	
	2.	Name of chartered accountant firm/ individual	
3.	I certify withdrawal of money from separate RERA account 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_____)		
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:		Yours faithfully,
Place:		
For (name of CA firm) :		Signature & name of the Chartered Accountant (in block letters) with stamp
Partner/ proprietor Membership no. :		
UDIN:		

[3] On the letter head of the CA firm

MASTER ACCOUNT RELATED CERTIFICATION BY THE CHARTERED ACCOUNTANT IN COMPLIANCE OF SECTION 4(2)(l)(D) OF THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016

Master Account No.	
Name of the Bank	
Period under Report	**1st April 2018 to 31st March 2019**

Details of Receipt in Master Account				
Sr. No.	**Date**	**Name of the allottee**	**Amount**	**Against Unit**
		Total Funds realised from allotees	**xxx**	**xxx**

Sr. No.	**Particulars**	**Amount (Rupees in Lacs.)**
1.	Total amount received in the master account	
2.	Share of separate RERA account (70% of the amount received in the master account)	
3.	Share of free account (30% of the amount received in the master account)	

- I/We hereby verify the receipts in the master account during the period under report as mentioned above.
- It is to certify that no money receipts from the allottees have been received any other account as per undertaking given by the promoter.
- It is to certify that this master account is free from any charge or encumbrances.
- It is also certified that the amount received in the master account from the allottee has been credited in the respective ledger of the allottee against the unit allotted to him.

Seal and Signature of CA

SEPARATE RERA ACCOUNT RELATED CERTIFICATION BY THE CHARTERED ACCOUNTANT IN COMPLIANCE OF SECTION 4(2)(l)(D) OF THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016

Separate RERA Account No.	
Name of the Bank	
Period under Report	**1st April 2018 to 31st March 2019**

Details of Receipt in the Separate RERA Account from Master Account		
Sr. No.	**Date of transfer in RERA account**	**Amount transferred**
	Total funds transferred from Master Account	

Sr. No.	**Particulars**	**Amount (Rupees in Lacs.)**
1.	Total amount received in the master account during the period under report	
2.	Share of separate RERA account (70% of the amount received in the master account)	
3.	Total funds received in separate RERA account	
4.	Is there any difference between Sr. No. 2 and 3	
5.	If yes reason thereof	

- I/We hereby verify the receipts in the separate RERA account during the period under report as mentioned above.
- It is to certify that this separate RERA account is free from any charge or encumbrances.

Seal and Signature of CA

EXPENDITURE OUT OF SEPARATE RERA ACCOUNT RELATED CERTIFICATION BY THE CHARTERED ACCOUNTANT IN COMPLIANCE OF SECTION 4(2)(l)(D) OF THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016

Separate RERA Account No.	
Name of the Bank	
Period under Report	**1st April 2018 to 31st March 2019**

Details of withdrawal from Separate RERA Account						
Sr. No.	**Date of withdrawal RERA account**	**Percentage of completion of project**	**Authorized withdrawal**	**Amount already withdrawn**	**Balance withdrawal limit**	**Whether amount withdrawn is less than balance withdrawal limit**
1.	**2.**	**3.**	**4.**	**5.**	**6.**	**7. (7 > 2)**

Sr. No.	**Particulars**	**Amount (Rupees in Lacs.)**
1.	Total funds withdrawn	
2.	Total withdrawal limit at the end of the reporting period	
3.	Whether the total withdrawn funds from separate RERA account so far is less than or equal to total withdrawal limit at the end of the reporting period	
4.	If yes reason thereof	

- I/We hereby verify the withdrawals from the separate RERA account have been as per the requirement of section 4(2)(l)(D) i.e. all withdrawals have been made only after certificate from engineer, architect and chartered accountant.
- It is to certify that the withdrawals out of this separate RERA account have been made in proportion to completion of project.
- It is further certified that withdrawals have been against reimbursement of expenditure incurred on proportionate land cost and cost of construction.

Seal and Signature of CA

FINANCIAL STATEMENT IN RESPECT OF VIABILITY OF THE PROJECT

Name of the Project	
Name of the Promoter	
Period under Report	**1st April 2018 to 31st March 2019**

Financial viability of the project at the end of the reporting period [INR (In Lacs)]			
1.	**Net expected gain/ profit**		
	Sr. No.	**Description**	**Details**
	1.1	Total estimated cost of the project	
	1.2	Total estimated sales proceeds	
	1.3	Net expected gains/profit, keeping in view the market trends. (1.2-1.1)	
2.	**Estimated cost details for completion of the project**		
	2.1	Cost incurred at the end of the reporting Period.	
	2.2	Estimated cost to be incurred for completion of the project	
3.	**Estimated receivables of the project at the end of reporting period**		
	3.1	Amount collected at the end of the reporting period	
	3.2	Amount to be collected from the existing allottees	
	3.3	Value of unsold inventory (at cost)	
4	Total receivable of the Project at the end of the reporting period.		
	Total of (3.2+3.3)		
5.	**Arrangement of funds required for completion of the project**		
	5.1	Equity by promoter	
	5.2	Loan	
	5.3	Advances	
	5.4	Any other debt or equity sources	
	5.5	Other funding if any	
6.	**Gap in the funding**		
7.	**Plan to bridge the gap in funding**		

Seal and Signature of CA

STATEMENT OF ACCOUNTS					
BALANCE SHEET OF THE PROJECT AT THE END OF THE REPORTING PERIOD					
	Sr. No.	**Particulars**		**Current Year Amount (Rupees in Lacs.)**	**Previous Year Amount (Rupees in Lacs.)**
I.	**Equity and Liabilities**				
	1.	Promoter contribution			
		1.1	Share capital		
		1.2	Reserves and surplus		
	2.	Banks			
		2.1	Long-term borrowings		
		2.2	Other Long-term liabilities		
		2.3	Long-term provisions		
	3.	Other borrows/payables			
		3.1	Short-term borrowings		
		3.2	Trade payables		
		3.3	Other current liabilities		
		3.4	Short-term provisions		
II.	**Assets**				
	4.	Capital work in progress			
	5.	Current Assets			
		5.1	Inventories		
		5.2	Trade receivables		
		5.3	Cash and bank balances		
		5.4	Short-term loans and advances		
		5.5	Other current assets		

Significant accounting policies
The accompanying notes from 1 to 39 form an integral part of the financial statements

As per our report of even date annexed Chartered Accountants FRN:		For and on behalf of the Board of Directors of CIN:	
		Director	Director
Place			
Date		Company Secretary	CFO

STATEMENT OF INCOME AND EXPENDITURE FOR THE YEAR END				
	Sr. No.	**Particulars**	**Current Year Amount (Rupees in Lacs.)**	**Previous Year Amount (Rupees in Lacs.)**
A.	**Income**			
	1.	Revenue from operations		
	2.	Other Income		
	Total Revenue			
B.	**Expenses**			
	1.	Cost of construction		
	2.	Cost of sales		
	3.	Finance cost		
	4.	Other expenses		
	Total Expenses			
	Profit before tax			
	Tax expenses			
	Profit for the year			

Significant accounting policies

The accompanying notes from 1 to 39 form an integral part of the financial statements

As per our report of even date annexed Chartered Accountants FRN:	For and on behalf of the Board of Directors of CIN:
	Director / Director
Place	Company Secretary / CFO
Date	

CASH FLOW STATEMENT/ VIABILITY FOR THE NEXT YEAR			
Sr. No.	**Particulars**		**Amount (Rupees in Lacs.)**
1.	**Cost to be incurred for completion of project land**		
	1.1	Land	
	1.2	Internal Development Charges	
	1.3	External Development Charges	
	1.4	Other statutory dues	
	1.5	Expected amount for construction	
	1.6	Bank/ Financial institution Payable	
	1.7	Interest Payable	
	1.8	Payment to suppliers	
	1.9	Other payables	
2.	**Receivables**		
	2.1	From allottees	
	2.2	From unsold (estimated) inventory	
	2.3	From capital inflow (Loan/Equity)	
Surplus/ Gap			

FINANCIAL PROGRESS AT THE END OF FINANCIAL YEAR					
Sr. No.	**Particulars**	**Estimated**			
		(column-A)		(column-B)	
		Amount (Rs. In Lacs)	(%) of total project cost	Incurred & paid (proportionate cost or incurred/ paid cost, whichever is lesser)	(%) incurred & paid/total incurred (III/I)
		I	II	III	IV
1.	Land cost				
2.	External development charges				
3.	Infrastructure development charges				
4.	Internal Development works				
5.	Cost of construction				
6.	Cost of construction of community facilities				
7.	Other costs				
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)				
9.	Total cost incurred and paid of the real estate project (4+5+6) of incurred and paid (column-B)				
10.	Percentage of completion of construction work				

- I/We hereby verify the amount during the period under report as mentioned above.
- It is to certify that the percentage calculation is as per the amount provided by the promoter spent for the completion of project at the end of the reporting period

Seal and Signature of CA

PHYSICAL PROGRESS AT THE END OF THE FINANCIAL YEAR				
Sr. No.	**Project components**		**% of Completion to complete the project**	**Actual % of physical completion of the project**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		20%	
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		35%	
3.	**MEP**			
	3.1	Mechanical (lifts, ventilation, etc.)	10%	
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	5%	
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	10%	
4.	**Finishing**			
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	15%	
	4.2	External (plaster, painting, facade, etc.)	5%	
Total Percentage			**100%**	

STATEMENT OF INTERNAL DEVELOPMENT WORKS				
Sr. No.	**Items**	**% of Completion to complete the project (figures are representative for an average project for guidance only, may vary in a project)**	**% of Physical completion of the project**	**Actual % of Completion**
1.	Internal Roads & Pavements	15%		
2.	Water supply, Sewerage, Storm, STP & Rain water harvesting	25%		
3.	Play grounds and Parks, Construction of circulation road	10%		
4.	Street light, laying of cable, Renewable of energy system, security & fire-fighting	15%		
5.	Other Internal Development works	35%		
	Sub Total	**100%**		

STATEMENT OF COMMUNITY FACILITIES				
Sr. No.	**Items**	**% of Completion to complete the project**	**% of physical completion of the project**	**Actual % of physical completion**
1.	Schools	25%		
2.	Club house/ Community centre	25%		
3.	Hospital and dispensary	25%		
4.	Others	25%		
Sub Total		**100%**		

- I/We hereby verify the amount during the period under report as mentioned above.
- It is to certify that the percentage calculation is as per the amount provided by the promoter spent for completion of the project at the end of the reporting period.

Seal and Signature of CA

UNDERTAKING FOR UTILISATION OF FUNDS RECEIVED FROM ALLOTTEES FOR THE PROJECT ONLY

I/We _____ as on dated _____ for the year ended as on _____, undertake that statement of accounts duly certified and signed by the Chartered Accountant shall be submitted to the authority with a verification that the amounts collected for a particular project have been utilised for that project only and withdrawals have been in proportion to the percentage of the completion of the project.

Name of the company/ firm/ LLP	
CIN:	
Authorized Signatory	
Date:	
Place:	

[117–1]

8830—C.S.—H.G.P., Pkl.