

ANNEXURE-2

CHARTERED ACCOUNTANT'S CERTIFICATE

Name of the Promoter : **Singhania Goel Buildcon.**

Name of the Project : **Harsh Bhoomi**

Subject: CA Certificate for the sums received, Collector's guideline value of unsold Inventory and the percentage of future receivables to be deposited in the CG-RERA Designated Account, by the Promoter.

1. This certificate is being issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016; read along with the Chhattisgarh Real Estate (Regulation and Development) Rules, 2017, and orders/circulars and notifications issued by CG-RERA from time to time.
2. I/We have obtained all necessary informations/details and explanation from the Promoter, during the course of our verification, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of Promoter for the period ending 2017-18 ; and hereby certify that:

Sr.No.	Particulars	Rs. in Lacs
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred as per the Certificate issued by the Engineer and by the verification of the books done, for the cost incurred)	647.78
2.	Balance receivables amount from sold plots/apartments/buildings as per Annexure-A of this certificate	34.80

Dr. Singhania Goel Buildcon

[Signature]
Partner

326

Mobile : 93298 11733, 93010 72433
E-mail : manoj_sandhya_agr@yahoo.co.in
manoj.sandhya.agr@gmail.com



3.	(i) Balance Unsold area (To be certified by the promoter and to be verified by the CA from the records and books of accounts)	654 Units
	(ii) Estimated amount of sales proceeds in respect of unsold plots/apartments/buildings (calculated as per collector's guideline value multiplied by unsold area as on the date of certificate, to be calculated and certified by the CA as per Annexure-A of this certificate.	4295.81
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	4330.61

This certificate is being issued on specific request of **Singhania Goel Buildcon** (Promoter's Name) for CG-RERA compliance. The certificate is based on the information/records/documents/books of accounts of the Promoter, and is true to the best of my knowledge and belief.

Place :Raipur
Date :19/05/2018

Partner
For, Singhania Goel Buildcon

For, Manoj Sandhya Agrawal & Asso.
Chartered Accountants



Manoj Agrawal
(Proprietor)

Membership No 077684

NOTE:

Amount to be deposited in Designated Account – 70% or 100%

IF 4 is greater than 1, then 70 % of the balance receivables of the ongoing project will be deposited in Designated Account.

IF 4 is lesser than 1, then 100% of the balance receivables of the ongoing project will be deposited in Designated Account.

ANNEXURE-A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr. No.	Apartment/ Plot/Building No.	Carpet Area (in sq.mtr.)	Rate of selling as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	22	139.41	1394780	1394780.00	0
2	24	139.41	974071.7	900000	74071.6
3	25	139.41	974071.7	900000	74071.6

For, Singhania Goel Builders


Partner



4	26	139.41	974071.7	900000	74071.6
5	30	139.41	1028280	900000.00	128280
6	31	139.41	1363400	1363400.00	0
7	35	171.93	1583560	1583560.00	0
8	36	139.41	1535780	1535780.00	0
9	37	139.41	1399400	1399400.00	0
10	38	139.41	1340000	1340000.00	0
11	39	139.41	1478280	1478280.00	0
12	43	139.41	1044566.7	1044566.7	0
13	44	139.41	1044566.7	1044566.7	0
14	45	139.41	1044566.7	1044566.7	0
15	51	139.41	1328280	1328280.00	0
16	52	139.41	1312280	1312280.00	0
17	53	139.41	1422500	300000.00	1122500
18	55	139.41	1348500	1348500.00	0
19	56	139.41	1531400	1531400.00	0
20	72	139.41	1087280	900000.00	187280
21	73	139.41	1157900	975000.00	182900
22	80	139.41	1420000	1420000.00	0
23	81	139.41	1387280	1200000.00	187280
24	82	139.41	1437500	1276500.00	161000
25	83	139.41	1471400	1471400.00	0
26	84	139.41	1157900	975000.00	182900
27	86	139.41	1382900	1200000.00	182900

For, Singhania Goel Builders

[Signature]
Partner



28	106	116.17	1144500	1144500.00	0
29	107	116.17	978400	974250.00	4150
30	110	116.17	1212000	1069500.00	142500
31	114	116.17	1172150	1172150.00	0
32	116	179.65	1906312	1906312.00	0
33	117	116.17	1167550	1167550.00	0
34	118	116.17	1167550	1167550.00	0
35	119	232.34	1216250	1203750.00	12500
36	122	116.17	1165900	1106900.00	59000
37	123	116.17	1144500	1144500.00	0
38	124	116.17	1148400	1148400.00	0
39	125	116.17	1148400.00	1148400.00	0
40	155	111.52	884984	780000.00	104984
41	156	111.52	1131395	1131395	0
42	157	111.52	1131395	1131395	
43	172	111.52	1131395	1131395	0
44	173	111.52	1131395	1131395	0
45	161	111.52	1121820	1121820.00	0
46	163	111.52	1194784	1194784.00	0
47	167	111.52	1183720	1183720.00	0
48	169	111.52	940120	940120.00	0
49	174	111.52	1165984	1160594.00	5390
50	180	111.52	1034984	1037358.00	0
51	190	111.52	1168120	1147120.00	21000

For. Singhania Goel Buildcon

Partner.



52	197	124.18	1348354	1348354.00	0
53	200	111.52	1126144	1126144.00	0
54	223	111.52	1064984	960000.00	104984
55	225	111.52	1123984	1123984.00	0
56	226	124.26	1692131	1692131.00	0
57	227	124.18	1425703	1425703.00	0
58	308	92.94	970100	866000.00	104100
59	312	92.94	1040100	988100.00	52000
60	314	92.94	985520	900000.00	85520
61	318	92.94	109100	109100.00	0
62	337	92.94	873000	884520.00	0
63	340	92.94	941100	800000.00	141100
64	346	92.94	1022200.00	1022200.00	0
65	349	92.94	886520	801000.00	85520
66	350	92.94	941000	941000.00	0
67	360	92.94	966100.00	966100.00	0
68	391	92.94	883744	883744.00	0
69	394	92.94	921000	921000.00	0
70	571	74.35	704580	704580.00	0
71	716	74.35	786056	786056.00	0
	Total	8679.58	82227943	78761834	3480003

(Unsold Inventory Valuation)

Collector's Guideline Rate as on the date of Certificate

For. Singhania Goel Buildcon;

[Signature]
Partner



of the Residential /commercial premises Rate 6350 per sq.mtr.

Sr. No.	Apartment/ Plot/Building No.	Carpet Area (in sq. mtr.)	Rate as per Collector's Guideline value
1	1	173.5	1101725
2	2	140.96	895096
3	3	140.65	893127.5
4	4	140.34	891159
5	5	140.04	889254
6	6	139.78	887603
7	7	139.8	887730
8	8	178.34	1132459
9	9	166.79	1059116.5
10	10	139.41	885223.0483
11	11	139.41	885223.0483
12	12	139.41	885223.0483
13	13	139.41	885223.0483

For. Singhania Goel Buildcon;


Partner.



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14	14	139.41	885223.0483
15	15	171.93	1091775.093
16	16	171.93	1091775.093
17	17	139.41	885223.0483
18	18	139.41	885223.0483
19	19	139.41	885223.0483
20	20	139.41	885223.0483
21	21	139.41	885223.0483
22	23	154.28	979646.8401
23	27	139.41	885223.0483
24	28	139.41	885223.0483
25	29	139.41	885223.0483
26	32	139.41	885223.0483
27	33	139.41	885223.0483
28	34	171.93	1091775.093

For. Singhania Goel Bullacon,

Partner.



333

29	40	139.41	885223.0483
30	41	139.41	885223.0483
31	42	139.41	885223.0483
32	46	139.41	885223.0483
33	47	139.41	885223.0483
34	48	139.41	885223.0483
35	49	139.41	885223.0483
36	50	139.41	885223.0483
37	54	139.41	885223.0483
38	57	296.82	1884805.112
39	58	297.66	1890140.056
40	59	139.41	885223.0483
41	60	139.41	885223.0483
42	61	139.41	885223.0483
43	62	139.41	885223.0483

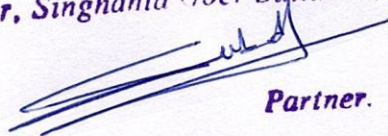
For, Singhania Goel Builders;

[Signature]
Partner



44	63	139.41	885223.0483
45	64	139.41	885223.0483
46	65	139.41	885223.0483
47	66	139.41	885223.0483
48	67	139.41	885223.0483
49	68	139.41	885223.0483
50	69	139.41	885223.0483
51	70	139.41	885223.0483
52	71	139.41	885223.0483
53	74	139.41	885223.0483
54	75	139.41	885223.0483
55	76	181.23	1150789.963
56	77	156.04	990859.6654
57	78	139.41	885223.0483
58	79	139.41	885223.0483

For, Singhania 1001 Building;


Partner.



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59	85	139.41	885223.0483
60	87	139.41	885223.0483
61	88	139.41	885223.0483
62	89	139.41	885223.0483
63	90	139.41	885223.0483
64	91	139.41	885223.0483
65	92	139.41	885223.0483
66	93	139.41	885223.0483
67	94	153.35	973745.3532
68	95	168.02	1066941.636
69	96	116.17	737685.8736
70	97	116.17	737685.8736
71	98	116.17	737685.8736
72	99	116.17	737685.8736
73	100	116.17	737685.8736

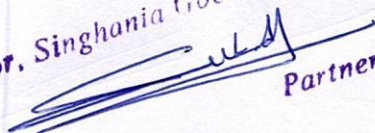
For, Singhania *Goel* Buildcon.

Partner.

336



74	101	116.17	737685.8736
75	102	116.17	737685.8736
76	103	116.17	737685.8736
77	104	116.17	737685.8736
78	105	116.17	737685.8736
79	108	116.17	737685.8736
80	109	116.17	737685.8736
81	111	116.17	737685.8736
82	112	116.17	737685.8736
83	113	116.17	737685.8736
84	115	168.02	1066941.636
85	120	116.17	737685.8736
86	121	116.17	737685.8736
87	126	116.17	737685.8736
88	127	116.17	737685.8736

For. Singhania Goel Bhatnagar

Partner



89	128	116.17	737685.8736
90	129	116.17	737685.8736
91	130	116.17	737685.8736
92	131	116.17	737685.8736
93	132	116.17	737685.8736
94	133	116.17	737685.8736
95	134	116.17	737685.8736
96	135	116.17	737685.8736
97	136	116.17	737685.8736
98	137	116.17	737685.8736
99	138	116.17	737685.8736
100	139	116.17	737685.8736
101	140	236.92	1504424.768
102	141	166.79	1059128.067
103	142	156.69	994967.1004

For. Singhania Goel Buildcon.

 Partner.

