



**VISHAL G AGGARWAL & CO.**

**Chartered Accountants**

Near Reliance Petrol Pump,  
Ambikapur, Chhattisgarh-497001

Mob: 9311177664, E-mail: ca\_vishalaggarwal@yahoo.com

**ANNEXURE 6- C**

**CHARTERED ACCOUNTANTS CERTIFICATE**

**To whom so ever it may concern**

<b>Report for Quarter Ending</b>	<b>March 2019</b>
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**Subject:** Certificate for withdrawal of money from separate RERA account at the end of the quarter.

<b>S. No.</b>	<b>Particulars</b>	<b>Information</b>
1.	Project/ Phase of the project	La Regencia Phase II
2.	Location	Panipat, Sector-19, Haryana-132103
3.	Area in Acres	4.367 Acres
4.	HARERA Registration No.	HRERA-PKL-PNP-46-2018
5.	Name of Licensee	Stanza Developers and Infrastructure Private Limited
6.	Name of Collaborator	Stanza Developers and Infrastructure Private Limited
7.	Name of Developer	Astrum Value Homes Private Limited
8.	Cost of real estate project	Rs. 8,017 Lakhs



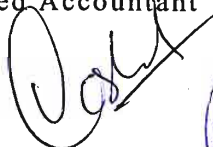
Sir,

I 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.

Date of certifying withdrawal of money from separate RERA account at the end of the quarter	31st March 2019
Name of chartered accountant firm	Vishal G Aggarwal & Co.

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 B below.  
Yours Faithfully,

Vishal G Aggarwal & Co.  
Chartered Accountant

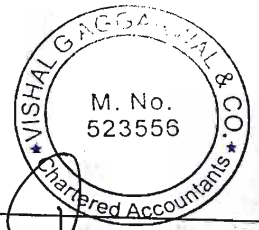


CA Vishal Aggarwal  
Membership Number: 523556  
Date: 14.06.2021  
Place: Ambikapur  
UDIN: 21523556AAAABG8912

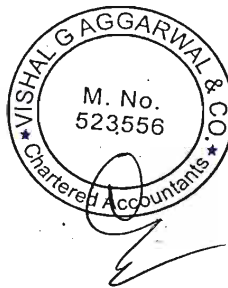


TABLE- A

S. No.	Particulars	Estimated (Column-A) (in Rs.)	Incurred & Paid (Column-B) (in Rs.)
1.	(I) Land Cost: Cost of land or development rights (as per collaboration agreement), lease premium, lease rent and legal cost	Rs. 525 Lakhs	Rs.525 Lakhs
	Total Land Cost	Rs. 525 Lakhs	Rs. 525 Lakhs
	(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)	Rs. 6,005 lakhs	
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority(Column-A)	Rs. 1,001 lakhs	
	(iii) Actual Cost of Construction incurred and paid as per the RERA Bank Account/books of accounts as verified by the CA(column-B)		Rs. 3,591 lakhs
	(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)		Rs. 110 Lakhs
	(v) On-site overhead expenditure for development of project excluding cost of construction as per(i) or(ii) above, i.e. salaries, consultant's fees, site overheads, cost of machineries and equipment including its hire and maintenance costs, consumables etc.	Rs.486 lakhs	Rs.304 lakhs
	(b) Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)		
	(c) Interest paid to financial institutions, scheduled banks, non-banking financial institution(NBFC) or money lenders on construction funding or money borrowed for construction	Rs. 1200 Lacs	NIL
	Total development cost	Rs. 8,692 lakhs	Rs. 4,005 lakhs
2.	Total estimated cost of the real	Rs. 9.217 lakhs	



	estate project (1(I)+1(II)) of estimated column-A		
3.	Total Cost incurred and paid of the project (1(I)+1(II)) of incurred and Paid Column-B		<b>Rs. 4,530 lakhs</b>
4.	Percentage of completion of construction work (as per project architect's certificate by the end of 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 cost		<b>49.15%</b>
6.	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid		<b>Rs. 4,530 lakhs</b>
7.	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement		<b>Rs. 4,070.73 lakhs</b>
8.	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.		<b>Rs. 459.27 lakhs</b>



**TABLE- B****Deatails of RERA Bank Account:**

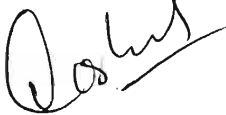
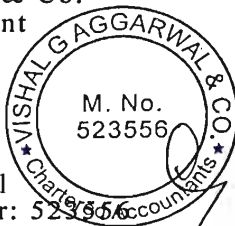
Bank Name	ICICI Bank Branch
Branch Name	ICICI Bank Branch: Kachnar Marg, Gurgaon Branch, Central Arcade, DLF City Phase-II, Gurgaon-122002
Account No.	661405600771
IFSC Code	ICIC0006614
Opening Balance (as on 1st Jan 2019)	Rs. 6,03,94,799 (account balance) And Rs. 1.21,30,147(in Fixed Deposits)
Collection of Receivables	Rs. 14,93,811
Funds infused by loan	Nil
Withdrawals during the period	Rs. 2,86,44,416
Closing Balance(as on 31st March 2019)	Rs. 4,53,74,341 (account balance)

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 document still 31<sup>st</sup> March 2019.

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.

Yours Faithfully,

Vishal G Aggarwal & Co.  
Chartered Accountant

CA Vishal Aggarwal  
Membership Number: 523556  
Date: 14.06.2021  
Place: Ambikapur  
UDIN: 21523556AAAABG8912



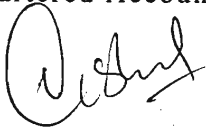
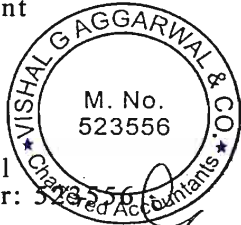
# **ADDITIONAL INFORMATION FOR ONGOING PROJECTS**

S. No.	Particulars	Details
	Estimated balance cost to be incurred for completion of the real estate project.	Rs. 4,687 lakhs
	Balance amount of receivables from booked apartments as per Annexure-At o this certificate (as certified by chartered accountant based upon verification of books of accounts)	Rs. 3,614.86 lakhs
	(i) Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	36 units
	(ii) Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-At o this certificate.	Rs. 2,123.35 lakhs
	Estimated receivables of ongoing project. Sumof(2+3(ii))	Rs. 5,738.21 lakhs
6.	Amount to be deposited in separate RERA Bank Account-70%or100% (If 4 is greater than1, then 70% of the balance receivables of ongoing project will be deposited in RERA Bank Account. If 4 is lesser than1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.)	Rs. 4,687 lakhs

This certificate is being issued as per the requirement of compliance in accordance with RERA Acts/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 31<sup>st</sup> March 2019.

Yours Faithfully,

Vishal G Aggarwal & Co.  
Chartered Accountant

CA Vishal Aggarwal  
Membership Number: 523556  
Date: 14.06.2021  
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UDIN  
: 21523556AAAABG8912

**Annexure-A**  
**Statement for calculation of Receivables from the Sales of the ongoing real estate project:**

**Booked  
Inventory**

**In case of  
Group Housing  
Colony**

S N o	Tower No.	No. of Flats/A partme nts	Carpet Area (in Sq. Mts.)	Area of Exclusive balcony/ Veranda/ Covered Car parking (Sq. Mts.)	Total unit consideratio n amount as per agreement/ letter of allotment (in Rs.)	Received amount up to end of reporting period (in Rs.)	Balance amount as on end of reporting period (in Rs.)
1	Tower- E	29	3,048.95	811.60	145,328,880. 00	86,710,968.0 0	58,617,912.0 0
2	Tower- F	30	3,571.30	914.77	156,454,097. 00	106,478,052. 00	49,976,045.0 0
3	Tower- G	28	2,945.06	807.26	123,443,920. 00	60,955,586.0 0	62,488,334.0 0
4	Tower- H	27	2,804.22	797.19	109,852,911. 00	64,547,816.0 0	45,305,095.0 0
5	Tower- I	30	4,420.79	841.90	206,329,630. 00	61,230,648	145,098,982
<b>TOTAL</b>		<b>144</b>	<b>16,790.3 2</b>	<b>4,172.72</b>	<b>741,409,438. 00</b>	<b>379,923,070</b>	<b>361,486,368</b>



**Unsold Inventory  
Valuation**

S. No.	Tower No.	No. of Flats/Apartments	Carpet Area (in Sq. Mts.)	Area of Exclusive balcony/ Veranda/ Covered Car parking (Sq. Mts.)	Estimated Amount of Sale Proceeds (in Rs.)
1	Tower- E	7	734.46	117.88	34,556,877.06
2	Tower- F	6	717.02	99.42	33,736,459.89
3	Tower- G	8	838.35	134.72	39,444,979.32
4	Tower- H	9	930.06	152.73	43,760,157.72
5	Tower- I	6	1293.00	310.73	60,836,723.19
<b>TOTAL</b>		<b>36</b>	<b>4512.89</b>	<b>815.48</b>	<b>212,335,220.20</b>

