



Annexure I-3

CHARTERED ACCOUNTANTS CERTIFICATE

To whom so ever it may concern

Subject: Certificate for withdrawal of money from separate RERA account at the time of application of registration:

Sr. No.	Particulars	Information
1	Project/Phase of the project	Mindspace
2	Location	Revenue Estate of Village Gadoli Khurd
3	Area in acres	2.104 Acres
4	HARERA Registration No.	240 of 2017 Dated 25/09/2017
5	Name of Licensee	Bakir Real Estates Pvt Ltd
6	Name of Collaborator	Imperia Structures Ltd..
7	Name of Developer	Imperia Structures Ltd.
8	Cost of real estate project	17469.45 Lacs

Sir,

- I/ We have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the time of application for registration of the above mentioned project.

1	Date of certifying withdrawal of money from separate RERA account	21-10-2019
2	Name of chartered accountant firm/individual	O P Bagla & Co LLP, Chartered Accountants, Atul Aggarwal, Partner

- I certify withdrawal of money from separate RERA account at the time of application for registration of the aforesaid project as completed on the date of this certificate is as given in table A and B below.

Yours Faithfully,
For O P Bagla & Co LLP
Chartered Accountants
Firm Regn. No. 000018N/N500091

Atul Aggarwal
Partner
M.No.92656
New Delhi
UDIN : 19092656AAAAAFM2061



TABLE - A

S.No.	Particulars	Amount (in Rs.) in 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	1438	1437.5
	Total land cost	1438	1437.5
	(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)	5252.00	
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority (Column-A)	3754.66	
	(iii) Actual Cost of Construction incurred and paid as per the RERA Bank Account/ books of accounts as verified by the CA (column - B)		5161.33
	(iv) Actual cost of internal services /community facilities paid from RERA bank account/books of accounts as verified by the CA (Column- B)		1320.30
	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 fees, site overheads, cost of machineries and equipment including its hire and maintenance costs, consumables etc.	850.00	626.35
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	924.79	924.79
	c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	5950.00	5681.33
	Total development cost	16731.45	13714.10

2	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column -A	18169.45
3	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column – B	15151.60
4	Percentage of completion of construction work till now as per Project Engineer's certificate)	87.00%
5	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost. %	83.39%
6	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid	(Sr. Number 2 x Sr. Number 5) 15151.60
7	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement	9927.42
8	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.	5224.18

Table- B

Details of RERA Bank Account:

Bank Name	Axis Bank Ltd.
Branch Name	Jasola Branch, New Delhi-110025
Account No.	917020051680652
IFSC Code	UTIB0001148
Opening Balance (as on 01.07.2019)	3.58 Lacs
Deposits (01.07.2019 to 30.09.2019)	0
Withdrawals (01.07.2019 to 30.09.2019)	0
Closing Balance (as on 30.09.2019)	3.58 Lacs

(Handwritten signature)



- 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 30-09-2019.

- 4 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,

For O P Bagla & Co LLP
Chartered Accountants
Firm Regn. No. 000018N/N500091

Atul Aggarwal
Partner
M.No.92656
New Delhi
UDIN : 19092656AAAAFM2061

