



O P BAGLA & CO LLP
CHARTERED ACCOUNTANTS

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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	Esfera Phase II
2	Location	Sector - 37C, Gurugram, Manesar Urban Complex
3	Area in acres	8.53 Acres
4	HARERA Registration No.	352 of 2017 Dated 17.11.2017
5	Name of Licensee	Imperia Structures Limited
6	Name of Collaborator	
7	Name of Developer	Imperia Structures Ltd.
8	Estimateed Cost of real estate project	24584.50

Sir,

1. 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	07-12-2019
2	Name of chartered accountant firm/individual	O P Bagla & Co LLP, Chartered Accountants, Atul Aggarwal, Partner

2. 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

UDIN : 19092656 AAAAGR1812

New Delhi

Dated:07/12/2019



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	3,688.00	3,688.00
	Total land cost	3,688.00	3,688.00
	(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)	10014.47	
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority (Column-A)	2861.28	
	(iii) Actual Cost of Construction incurred and paid as per the RERA Bank Account/ books of accounts as verified by the CA (column - B)		8466.90
	(iv) Actual cost of internal services /community facilities paid from RERA bank account/books of accounts as verified by the CA (Column-B)		135.41
	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.	1907.52	972.77
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	3865.57	1959.63
	c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	2247.66	1838.78
	Total development cost	20896.50	13373.50



2	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column -A	24584.50
3	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column – B	17061.50
4	Percentage of completion of construction work till now as per Project Engineer's certificate)	72.00%
5	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost. %	69.40%
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) 17061.50
7	Collection till end of the Quarter	23750.29
8	70% of Total amount Collected to be utilized for Project Exp.	16625.21
9	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement	16385.79
10	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.	675.71

Table- B

Details of RERA Bank Account:

Bank Name	Axis Bank Ltd.
Branch Name	Jasola Branch, New Delhi-110025
Account No.	917020052733902
IFSC Code	UTIB0001148
Opening Balance (as on 01.07.2019)	0.24 Lacs
Deposits till now (01.07.2019 to 30.09.2019)	500.00 Lacs
Withdrawals till now (01.07.2019 to 30.09.2019)	260.82 Lacs
Closing Balance (as on 30.09.2019)	239.42 Lacs



- 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
UDIN :
New Delhi
Dated:07/12/2019



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