



UDIN No. – 24409153BKFFAS8263

Annexure C

<b>Chartered Accountants Certificate</b>			
<b>Report for the period ending</b>		<b>May, 2024</b>	
<b>Subject</b>		Certificate for withdrawal of money from Separate RERA account given by Chartered accountant the end of the period	
<b>1.</b>	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from Separate RERA account at the end of the period 31 <sup>st</sup> May 2024.		
	<b>Sr.</b>	<b>Particulars</b>	<b>Information</b>
	1.	Phase of the Project	Estate 360
	2.	Location	Village- Harsaru, Sector 36 A, Gurugram
	3.	Licensed area in acres	26.1563 Acres
	4.	Area for registration in acres	11.80 Acres
	5.	HARERA registration No.	Applied
	6.	Name of Licensee	Delta Propcon Private Limited Prompt Infravision Pvt. Ltd. Namo Realtech Pvt. Ltd.
	7.	Name of collaborator	Not Applicable
	8.	Name of developer	Max Estates Gurgaon Limited
	9.	Estimated cost of real estate project	431,517 Lakhs
<b>2.</b>	<b>Details related to inspection are as under</b>		
	1.	Date of certifying withdrawal of money from Project RERA Escrow account at the end of the period	31.07.2024
	2.	Name of chartered accountant firm/ individual	Gaurav Jai Agrawal & Associates
<b>3.</b>	I certify withdrawal of money from Separate RERA account at the end of the period for the aforesaid project as completed on the date of this certificate is as given in table A and table B below;		
<b>4.</b>	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- <b>31.05.2024</b> .		
<b>5.</b>	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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 31.07.2024	Yours faithfully,
Place	: Greater NOIDA	
For (name of CA firm)	: Gaurav Jai Agrawal & Associates	Signature & name of the Chartered Accountant (in block letters) with stamp
Partner/ proprietor Membership no.	: 409153	GAURAV AGRAWAL

**Table – A**

<b>Project cost details (in lacs)</b>					
Sr. No.	Particulars	Estimated (Column - A)		(Column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid	(%) of total incurred
1.	<b>Land cost</b>	197,769	46%	572	4%
2.	<b>External Development Charges</b>	10,003	3%	9,448	73%
3.	<b>Infrastructure Development Charges</b>	1,036	0%	1,036	8%
4.	<b>Internal Development Works</b>	26,663	6%	0	0%
5.	<b>Cost of construction</b>	127,056	29%	0	0%
6.	<b>Cost of construction of community facilities</b>	0	0	0	0
7.	<b>Other costs</b>	68,990	16%	1,866	14%
8.	<b>Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)</b>	431,517		12,922	

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9.	<b>Total cost incurred and paid of the real estate project</b> (1+2+3+4+5+6+7) of incurred and paid (column-B) (taking into account the proportionate land cost, this in effect allows the Promoter to withdraw the proportionate land cost component of construction)	12,922	0
10.	<b>Percentage of completion of construction work</b> (as per project architect's certificate by the end of month/period)	0%	
11.	<b>Proportion of the amount paid till the end of month/period towards land and construction cost vis-à-vis the total estimated cost.</b>	sr.no. 9/ sr. no. 8 3%	
12.	<b>Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid</b>	sr. no. 8 x sr. no. 11 12,922	
13.	<b>Less amount withdrawn till date of this certificate as per the books of accounts and bank statement</b>	0	
14.	<b>Net amount which can be withdrawn from the separate RERA bank account under this certificate</b>	12,922	
<b>Note.</b> —Proportionate land cost shall be based on the total land cost in proportion of construction cost incurred against total construction cost or actual paid land cost, whichever is lesser (UDIN- 24409153BKFFAS8263)			



<b>Table – B</b>		
<b>Details of RERA bank account:</b>		
1.	Bank name	ICICI Bank Limited
2.	Branch name	GURGAON-DLF
3.	Account no.	017705014680
4.	IFSC code	ICIC0000177
5.	Opening balance at the start of period under report (as on 01.04.2024)	0.00
6.	Deposits during the period under report	0.00
7.	Withdrawals during the period under report	0.00
8.	Closing balance at the end of the period (as on 31.05.2024)	0.00

This Certificate is being issued as per the requirement of compliance in accordance with RERA Acts/Rules by the company for the Project 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 31.05.2024.

Note. —That the information provided in REP-1 by the Promoter Company w.r.t. Estate 360 Project has been verified from the records produced before me by the management of the Promoter Company and is found to be correct.

For Gaurav Jai Agrawal & Associates  
Chartered Accountants  
Firm Regn. No. 024547C

Gaurav Agrawal  
(Proprietor)  
Membership No. – 409153

Date: 31.07.2024  
Place: Greater NOIDA

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