



SANJAY GUPTA, FCA
CHARTERED ACCOUNTANTS

SANJAY V GUPTA & ASSOCIATES

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ANNEXURE 6-C

CHARTERED ACCOUNTANTS CERTIFICATE

To whom so ever it may concern

REPORT FOR QUARTER ENDING	DEC-2018
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Subject: Certificate for withdrawal of money from separate RERA account at the end of the quarter:

Sr. No.	Par Particulars	Info Information
1.	Project/Phase of the project	Heartsong Phase-5
2.	Location	Sector 108, Gurugram
3.	Area in acres	.517 Acres
4.	HARERA Registration No.	113 of 2017 dated 28.08.2017
5.	Name of Licensee	Experion Real Estate Developers Private Limited Experion Reality Private Limited
6.	Name of Collaborator	Experion Developers Private Limited
7.	Name of Developer	Experion Developers Private Limited
8.	Cost of real estate project	353 Lakhs

Sir,

1. I/ We 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.

1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	15.01.2019
2.	Name of chartered accountant firm/ individual	Sanjay V Gupta & Associates

2. 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,

For Sanjay V Gupta & Associates
Chartered Accountants

Sanjay Gupta
Proprietor

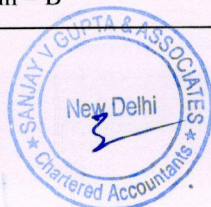
(Membership Number.500613)



UDIN No: - 19500613 AAAABB 4622

Table -A

Sr. No.	Particulars	Amount (in Rs.)	
		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	170	170
	Total land cost	170	170
	(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)	26	13
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority(Column-A)	Included above in cost of Construction	Included above in cost of Construction
	(iii) Actual Cost of Construction incurred and paid as per the RERA Bank Account/ books of accounts as verified by the CA (column - B)	NIL	NIL
	(iv) Actual cost of internal services /community facilities paid from RERA bank account/books of accounts as verified by the CA(Column-B)	NIL	NIL
	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.	NIL	NIL
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	157	157
c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	NIL	NIL	
Total development cost	183	170	
2.	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column -A	353	
3.	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column – B	340	



4.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	99%
5.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	96.31%
6.	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid	340
7.	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement	NIL
8.	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.	340

Table- B

Details of RERA Bank Account:

Bank Name	Punjab National Bank
Branch Name	Large Corp Br., Tolstoy House, Tolstoy Marg, New Delhi-110001
Account No.	2164002100011116
IFSC Code	PUNB0216400
Opening Balance (as on 01.07.17)	NIL
Deposits during the period	NIL
Withdrawals during the period	NIL
Closing Balance (as on 31.12.18)	NIL

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 31.12.2018.
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 Sanjay V Gupta & Associates
Chartered Accountants

Sanjay Gupta
Proprietor
(Membership Number.500613)



ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No.	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the real estate project	13 Lakhs
2.	Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by chartered accountant based upon verification of books of accounts)	NIL
3.	i. (i) Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	2 Units, Area 2092 Sq Mtr
4.	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	415.81 Lakhs
5.	Estimated receivables of ongoing project. Sum of (2 + 3)- (ii)	415.81 Lakhs
6.	Amount to be deposited in separate RERA Bank Account – 70% or 100% (If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in RERA Bank Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.)	291.06

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 31.12.2018.

Yours Faithfully,

For Sanjay V Gupta & Associates
Chartered Accountants

Sanjay Gupta
Proprietor

(Membership Number.500613)



Annexure-A

Statement for calculation of Receivables from the Sales of the ongoing real estate project:

Booked Inventory

In case of plotted colony

Sr. No.	Block No.	No. of Flats / Apartments/ units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered car parking (Sq. Mts.)	Total unit consideration amount as per Agreement/ letter of allotment	Received Amount up to end of reporting period	Balance Amount as on end of reporting period
	NA	NA	NA	NA	NA	NA	NA
	NA	NA	NA	NA	NA	NA	NA

In case of group housing colony

Sr. No.	Tower No.	No. of Flats / Apartments/ units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered car Parking (Sq. Mts.)	Total unit consideration amount as per Agreement/ letter of allotment	Received Amount up to end of reporting period	Balance Amount as on end of reporting period
	NIL	NIL	NIL	NIL	NIL	NIL	NIL
	NIL	NIL	NIL	NIL	NIL	NIL	NIL

In case of commercial building

Sr. No.	Commercial Tower/Block	No. of Flats / Apartments/ / units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered car parking (Sq. Mts.)	Total unit consideration amount as per Agreement/ letter of allotment	Received Amount up to end of reporting period	Balance Amount as on end of reporting period
	NA	NA	NA	NA	NA	NA	NA
	NA	NA	NA	NA	NA	NA	NA

Unsold Inventory

Valuation Of the Residential/commercial premises Rs. 19876 Sq. Mtr

Sr. No.	Tower/Block	No. of Flats / Apartments/ / units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/covered car parking (Sq.Mts.)	Estimated amount of sale proceeds
1	School	2	2092 (Plot Area)	----	415.81 Lakhs

