

Annexure C	
Chartered Accountants Certificate	
Report for the period 30.09.2025	
Subject	Certificate for withdrawal of money from separate RERA account for the period ended 30.09.2025
1/We have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA Account	
1. Project/Phase of the Project	The Leaf
2. Location	Vill. Badha, Sector-85, Tehsil-Manesar
3. Licensed Area of the project	11.093 Acres
4. Area for registration in acres	11.093 Acres
5. HARERA Registration No.	23 of 2019
6. Name of Licensee	Shiva Profins P Ltd
7. Name of the Collaborator	NA
8. Name of the Developer	SS Group P Ltd
9. Estimated cost of real estate project	₹ 48380 Lacs
2 Details related to inspection are as under	
Date of certifying withdrawal of money from separate RERA account at the end of the period 30.09.2025	18.10.2025
Name of Chartered Accountant firm/individual	JAIN ATUL & ASSOCIATES
3 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 Table B below;	
4 This certificate is being issued as per 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 documents produced before me and explanations provided by the management of the company; it is based on the verification of books of accounts and other related documents till (date 30.09.2025)	
5 Further to above, based on our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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:- 18.10.2025	Yours faithfully, <i>Neetu Jain</i> CA Neetu Jain Signature & name of the Chartered Accountant (in block letters) with stamp
Place:- Delhi UDIN- 25505147BMFZBI2570	
For (name of CA Firm)	JAIN ATUL & ASSOCIATES
Partner/ proprietor Membership No.	M Ship No.-505147 FRN 0030614N
Phone No	9755020268
e-mail	caneetujain@gmail.com



Table-A

Project Cost Details (₹ in Lacs)					
Sr.No.	Particulars	Estimated (Column-A)		Incurred & Paid (Column-B)	
		Amount(₹)	% of total Estimated Project Cost	Amount(₹)	(%) of total incurred cost
1	<u>Land Cost</u>				
	Land Purchase Cost	1,226.00	2.53	1,226.00	100.00
	License Fees	74.00	0.15	74.00	100.00
	Conversion charges	100.00	0.21	100.00	100.00
2	External Development Charges	3,559.00	7.36	3,559.00	100.00
3	Infrastructure Development Charges & Infrastructure Augmentation Charges	416.00	0.86	416.00	100.00
4	Internal Development Works	6,649.00	13.74	6,680.00	100.47
5	Cost of Construction	23,876.00	49.35	23,933.00	100.24
6	Cost of Construction of Community Facilities	548.00	1.13	548.00	100.00
7	Other Costs	11,932.00	24.66	12,109.00	101.48
8	Total Estimated cost of the Real Estate Project (1+2+3+4+5+6+7) of Estimated cost(Column-A)	48,380.00 Lacs			
9	Total cost incurred &and paid of the Real Estate Project (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)	48,645.00 Lacs			
10	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)(%)	100%			



11	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost (Sr.no.9/sr.no.8)(%)	101%
12	Amount which can be withdrawn from the separate RERA bank account. (100% amount withdrawable as project fully completed)	50,959.11 Lacs
13	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	50,959.00 Lacs
14	Net amount which can be withdrawn from the separate RERA Bank Account under this certificate	0.11 Lacs

Note-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

Table - B

Details of RERA Bank Account

1	Bank Name	State Bank of India
2	Branch Name	Naraina Industrial Area, Delhi
3	Account no.	39585561777
4	IFSC Code	SBIN0003876
5	Opening Balance	8.30 Lacs
6	Deposits during the period(01.07.25 to 30.09.2025)	435.81 Lacs
7	Withdrawals during the period (01.07.25 to 30.09.2025)	444.00 Lacs
8	Closing Balance at the end of the period	0.11 Lacs

