

MAP & CO.

Chartered Accountants

ANNEXURE 6 C CHARTERED ACCOUNTANT CERTIFICATE

To Whom It May Concern

Report for the quarter ending	Jun-25
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Subject :- Certificate for withdrawal of money from separate RERA account at the end of the quarter.

S. No.	Particulars	Information
1.	Project/ Phase of the project	La Regencia Phase II
2.	Location	Panipat, Sector-19, Haryana-132103
3.	Area in Acres	4.367 Acres
4.	HARERA Registration No.	HRERA-PKL-PNP-46-2018
5.	Name of Licensee	Stanza Developers and Infrastructure Private Limited
6.	Name of Collaborator	Stanza Developers and Infrastructure Private Limited
7.	Name of Developer	Astrum Value Homes Private Limited
8.	Cost of real estate project	Rs. 9217 Lakhs

Sir,
I 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.

Date of certifying withdrawal of money from separate RERA account at the end of the quarter	30th June 2025
Name of Chartered Accountant Firm	MAP And Co.

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 MAP And Co.
Chartered Accountants

Manish Kumar
(Partner)
Firm Registration No.:028463N
Membership No.509957
Address :- Ashram, New Delhi
Contact Details:-9910209303
Email ID:-mapfadelhi@gmail.com
Date: 25-09-2025
Place: Delhi
UDIN :- 25509957BML1094329

TABLE A

S. NO.	Particulars	Estimated in (Column -A) in Rs.	Incurred & Paid (Column-B)(in Rs.)
1	(I) LAND COST Cost of land or development rights (as per Collobarion agreement), lease premium, lease rent and legal cost	Rs. 525 Lacs	Rs. 525 Lacs
	TOTAL LAND COST	Rs. 525 Lacs	525 Lacs
	(II) DEVELOPMENT COST/COST OF CONSTRUCTION		
	(a) (i) Estimated cost of construction as certified by Engineer (Column -A)	Rs.7,006 Lacs	
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority(Column-A)	Rs.801 Lacs	
	(iii) Actual Cost of Construction incurred and paid as per the RERA Bank Account/books of accounts as verified by the CA(column-B)		7,038.20 Lacs
	(iv) Actual cost of internal services/community facilities paid from RERA bank account/books of accounts as verified by the CA(Column-B)		669.34 Lacs
	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.	Rs. 1300 Lacs	1,287.69 Lacs
	(b) Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	125 lacs	133.26 Lacs
	(c) Interest paid to financial institutions, scheduled banks, non-banking financial institution(NBFC) or money lenders on construction funding or money borrowed for construction	Rs. 2,195 Lacs	2,198.22 Lacs
	TOTAL DEVELOPMENT COST	11427	11,327 Lacs
2	TOTAL ESTIMATED COST OF THE REAL ESTATE PROJECT	11952 Lacs	
3	TOTAL COST INCURRED AND PAID OF THE PROJECT		11852 Lacs
4	Percentage of completion of Construction Work (as per Project engineer's certificate by the end of month/quarter)		99.70%
5	Proportion of amount paid till the end of the month/quarter towards land and construction cost vis-à-vis the total estimated cost		98.94%
6	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid		11,916
7	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement		9,321 Lacs
8	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.		2,596 Lacs



TABLE B

Deatails of RERA Bank Account:

Bank Name	ICICI Bank		
Branch Name	ICICI Bank Branch: Kachnar Marg, Gurgaon Branch, Central Arcade, DLF City Phnsc-11, Gurgaon-122002		
Account No.	661405600771		
IFSC Code	ICIC0006614		
Opening Balance (as on 1st April 2025)	Rs. Nil		
Collection of Receivables (net of refunds)			24,32,811
Funds infused by loan/others			32,27,200
Withdrawals during the period			46,98,432
Closing Balance (as on 30th June 2025)	Rs. Nil		9,61,579

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 document still 30th June 2025. 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 MAP And Co.

Chartered Accountants



Manish Kumar

(Partner)

Firm Registration No.:028463N

Membership No.509957

Address :- Ashram, New Delhi

Contact Details:-9910209303

Email ID:-mapcadelhi@gmail.com

Date: 25-09-2025

Place: Delhi

UDIN :- 255099578ML1094329

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

S. No.	Particulars	Remarks	
1	Estimated balance cost to be incurred for completion of the real estate project.	100	Lacs
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)	484	Lacs
3	(i) Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	0	
4	(ii) Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.		Lacs
5	Estimated receivables of ongoing project. Sum of (2+3 (ii))	484	Lacs
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.)	100	Lacs

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 30th June 2025.

Yours Faithfully,

For MAP And Co.

Chartered Accountants



Manish Kumar
(Partner)

Firm Registration No. 028463N

Membership No. 509957

Address :- Ashram, New Delhi

Contact Details:- 9910209303

Email ID:- mapcadelhi@gmail.com

Date: 25-09-2025

Place: Delhi

UDIN :- 255099573ML1044329

ANNEXURE A

Statement for calculation of Receivables from the Sales of the ongoing real estate project:
Booked Inventory In case of Group, Housing Colony

S. No.	Tower No.	No. of Flats/Apartments	Carpet Area in Sqm	Area of Exclusive balcony/ Veranda/ Covered Car parking (Sq. Mts.)	Total unit consideration amount as per agreement/ letter of	Received amount up to end of reporting period (in Rs.)	Balance amount as on end of reporting period (in Rs.)
1	Tower -E	36	3,783.41		19,26,17,768	19,04,17,316	22,00,452
2	Tower -F	36	4,288.33		19,78,00,402	18,83,78,294	94,22,108
3	Tower -G	36	3,783.41		17,19,77,155	13,99,09,090	1,37,97,452
4	Tower -H	36	3,734.28		16,71,28,959	16,26,08,015	45,20,944
5	Tower -I	36	5,713.79		27,30,48,935	25,46,37,051	1,84,11,884
		180	21,303.22		1,00,25,73,219	93,59,49,766	4,83,52,840

Unsold Inventory Valuation Avg sale price basis 47062 per sq.m

S. No.	Tower No.	No. of Flats/Apartments	Carpet Area in Sqm	Area of Exclusive balcony/ Veranda/ Covered Car parking (Sq. Mts.)	Estimated Amount of Sales Proceeds
1	Tower -E	0	0.00		-
2	Tower -F	0	0.00		-
3	Tower -G	0	0.00		-
4	Tower -H	0	0.00		-
5	Tower -I	0	0.00		-
		0	0.00	0.00	-

