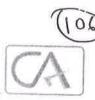
R K BHALLA & CO. CHARTERED ACCOUNTANTS



ANNEXURE-C

		ANNEXURE-C Chartered Accountants Certifica	ite[1]				
		Report for quarter ending	31st March 2022				
ubject	t		Certificate for withdrawal of money from separate RERA account				
1/	we ha	we undertaken assignment as Chartered Accountant for certifying withdrawa	wal of money from separate RERA account.				
- [Sr.No Particulars		Information				
	1-	Project/phase of the project	Hero Homes				
	2	Location	Village Dhanwapur and Gurgaon, Sector 104, Dwarka Expressway, Gurugram, Haryana				
	3	Licensed area in acres	Total licenced area is 34.0229 Acres, out o which project land is 9.053 Acres (including land for Tower T-08)				
1	4	Area for registration in acres	9.053 acres (includes area of Residential Tower B, which shall be registered in future as a separate phase)				
	5	HARERA registration no.	RC/REP/HARERA/GGM/2018/24				
	6	Name of licensee	Juventus Estates Ltd. Mabon Properties Ltd. Mariana Infrastructure Ltd.				
	7	Name of collaborator					
	8	Name of developer	Vikas Parks Private Limited (BIP Holder with 100% interest)				
	9	Estimated cost of real estate project	RS 84400 Lakhs				
D	Details related to inspection are as under						
2	1	Date of certifying withdrawal of money from separate RERA account.					
-	2	Name of chartered accountant firm/ individual					
3 1	I certify withdrawal of money from separate RERA account for the aforesaid project as on 31,03,2022 is as given in table A and table B below:						
4 th	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 to books of accounts and other related documents till 31st December 2021.						
5 fo		to above, based upon our examination of books of accounts and related reconent towards construction/ development, land cost and statutory dues/ chardete.					



Date:-13.04.2022 Place:-New Delhi





FOR QUARTER ENDED MAR-22

_		Project cost details (in lacs)			
	o. Particulars	Estimated Cost. (column - A)		Actu	al Cost
SL No				(column - B)	
1		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid	(%) of total incurre
1,	Land cost	15,629	19%	Total Land c	ost paid 15117
		10/027	1770	6.614	13
2.	External Development Charges •	5,870	7%	5,433	11
3.	Infrastructure Development Charges +	561	0.7%	561	1
4.	Internal Development Works	8,551	10%	1,903	
5.	Cost of construction	30,152	36%	14,489	28
6.	Cost of construction of community facilities	0%	096	0%	0
7.	Other costs	23,645	28%	22,069	43
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)			22,003	- 10
-	(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) Percentage of completion of construction work (as per	51.075	Lakhs	· ×	-3-
10.	project architect's certificate by the end of month/quarter)	28.33%			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-àvis the total estimated cost.	60.51%			
12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid i.e. Total authorised withdrawai up till now	51,075 Lakhs		\$1 E*	
13.	Less amount withdrawn till 31.03.2022 as per the hooks of accounts and bank statement	24,860 Lakhs			
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	26,214 Lakhs			

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

* EDC/IDC cost are reinstated in estimation cost as per new agreement with Juventus (with other relevant companies) on saleable area ratio between Towers 1 to 7 and Tower 8 (Proposed).

	Table - B					
_	Details of SEPARATE RERA bank account:					
1.	Bank name	Yes Bank Limited				
2.	Branch name	Okhla Industrial Estate, Phase II, New Delhi				
3.	Account no.	20872400000015				
4.	IFSC code	YESB0000208				
5,	Opening balance at the end of previous quarter (As on 01.01.2022)	Rs. 0				
6.	Deposits during the quarter under report	4868 Lakhs				
7.	Withdrawals during the quarter under report	4868 Lakhs				
θ,	Closing balance at the end of the quarter	Rs. 0				





