

Chartered Accountants Certificate⁵

Report for quarter ending 30.09.2021

Subject

Certificate for withdrawal of money from separate RERA account the quarter ended 30.09.2021

1. I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account

Sr. No.	Particulars	Information
1.	Project/phase of the project	The Leaf
2.	Location	Vill. Badha, Sector-85, Tehsil-Manesar
3.	Licensed area in acres	11.093 Acres
4.	Area for registration in acres	11.093 Acres
5.	HARERA registration no.	23/2019
6.	Name of licensee	Shiva Profins P Ltd
7.	Name of collaborator	NA
8.	Name of developer	SS Group P Ltd
9.	Estimated cost of real estate project	Rs 34003 Lacs (Excluding administrative & Marketing Cost Rs 9543 Lakh)

2. Details related to inspection are as under

Date of certifying withdrawal from separate RERA account at the end of quarter 30.9.2021

17.01.2022

Name of chartered accountant firm/ individual

Jain Atul and Associates
FRN 030614N

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;

3. 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 30.09.2021)

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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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.

Date	:	17.01.2021		Yours faithfully,
Place	:	Delhi		 CA Neetu Jain Signature & name of the Chartered Accountant (in block letters) with stamp
For (name of CA firm)	:	Jain Atul and Associates		
Partner Membership no.	:	FRN 030614N M 505147		

Table - A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in lakhs)	(%) of total project cost	Incurred & paid (Rs in lacs)	(%) of total incurred
1.	Land cost				
	Land Purchase Cost	1226	3.62	Rs 1226 Land Cost - 1096	100 79.68
	License Fees	74	0.21	74	100
	Conversion charges	100	0.29	100	100
2.	External Development Charges,	2370	6.98	2370	100
3.	Infrastructure Development Charges & Infrastructure Augmentation Charges	281	0.82	281	100
4.	Internal Development Works	6390	18.79	4793	75
5.	Cost of construction	21629	63.60	19341	89.42
6.	Cost of construction of community facilities	288	0.85	150	52.08
7.	Other costs	1645	4.83	1508	91.67
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	Rs 34003 Lakh			
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)	Rs 29713 Lakh			



UDIN 22505147AAAAAC3190

10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	% 89.42%
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 ----- 87.38%
12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	sr. no. 8 x sr. no. 11 – Rs 29713 Lakh
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	Rs 20989.47
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	Rs 8723.53 Lakh
<p>Note.—1. 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</p> <p>2. Cost at point no 7 and 9 is excluding administrative and marketing cost</p>		

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	54.36 Lakh
6.	Deposits during the period quarter ended 30.9.2021	729.70 Lakh
7.	Withdrawals during the quarter	540.00 Lakh
8.	Closing balance at the end of the quarter (as on 30.09.2021) UDIN 22505147AAAAAC3390	244.07 Lakh

