

Annexure C

Annexure C

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
	1.	Project/phase of the project
	2.	Location
	3.	Licensed area in acres
	4.	Area for registration in acres
	5.	HARERA registration no.
	6.	Name of licensee
	7.	Name of collaborator
	8.	Name of developer
	9.	Estimated cost of real estate project
		Information
		SS 100
		Sector -49 Gurgaon Haryana
		160.60 Acres
		1.334 Acres
		21/2020
		SS Group P Ltd & Others
		Uppal Housing P Ltd
		SS Group P Ltd
		Rs 12935 Lacs
2.	Details related to inspection are as under	
	Date of certifying withdrawal of money from separate RERA account at the end of the quarter 30.09.2021	15.02.2022
	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 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)	
5.	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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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.	


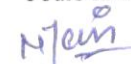
Date	:	15.02.2022		Yours faithfully,  CA Neetu Jain Signature & name of the Chartered Accountant (in block letters) with stamp
Place	:	Delhi		
For (name of CA firm)	:	JAIN ATUL & ASSOCIATES		
Partner/ proprietor Membership no.	:	M Ship No 505147 FRN 0030614N		

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 lakhs)	(%) of total incurred
1.	Land cost				
	Land Purchase Cost	31	0.25	Incurred & Paid Rs 31 lakh	6.81
				Proportionate Land Cost 2.85 Lakh	
	License Fees	454	3.51	284	62.56
	Conversion charges	79	0.61	40	50.63
	Infrastructure Augmentation Charge	283	2.19	142	50.18
2.	External Development Charges	649	5.01	Nil	Nil
3.	Infrastructure Development Charges	94	0.73	Nil	Nil
4.	Internal Development Works	67	0.52	Nil	Nil
5.	Cost of construction	8502	65.72	781.33	6.81
6.	Cost of construction of community facilities	Nil	Nil		
7.	Other costs	2776	21.46	296.68	9.61
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	Rs 12935 Lakh			
9.	Total cost incurred and paid of the real estate project (1+2+3+4+5+6+7) of incurred	Rs 1546.85 Lakh			
		UDIN 22505147ACZPUA4874			



	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)			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	%	9.20%	
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 -----	11.95%	
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 1546.85 Lakh		
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	Rs	Nil	
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	Rs	1546.85Lakh	
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.	38926760720
4.	IFSC code	SBIN0003876
5.	Opening balance	Nil
6.	Deposits during the period quarter ended 30.09.2021	Nil
7.	Withdrawals during the quarter	Nil
8	Closing balance at the end of the quarter	Nil

