

Chartered Accountants Certificate		
Report for quarter ending		31 <sup>st</sup> March 2022
Subject		Certificate for withdrawal of money from separate RERA account at the end of the quarter
1.	I/we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter (31 <sup>st</sup> March, 2022).	
Sr. No.	Particulars	Information
1.	Project/phase of the project	Sobha City, Phase-1, Part-2
2.	Location	Sector-108, Babupur Village, Gurugram,
3.	Licensed area in acres	39.375 acres
4.	Area for registration in acres	0.76635 acres
5.	HARERA registration no.	115 of 2017
6.	Name of licensee	M/s Chintels India Private Limited M/s Vidu Properties Private Limited M/s Chintels Credit Corporation Private Limited M/s Madhyanchal Leasing Private Limited Mr. Prashant Solomon Mr. Rohan Solomon Mr. Ramesh Solomon Mrs. Chanderlekha Solomon
7.	Name of collaborator	NA
8.	Name of developer	M/s Sobha Limited
9.	Estimated cost of real estate project	339 Crore

2.	<b>Details related to inspection areas under</b>	
1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	31.03.2022
2.	Name of chartered accountant firm /individual	Balaji & Sivasankar
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 31 <sup>st</sup> March 2022)	
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction / development, land cost and statutory dues / charges.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	:14-04-2022	 <p>Yours faithfully, the Chartered Accountant</p>
Place	:BANGALORE	
For (name of CA firm)	:Balaji & Sivasankar	
Partner / proprietor Membership No.	:217390	
UDIN	: 22217390AHAPFQ6949	

Table-A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (Column - A)		(Column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid	Total
1.	Land cost	5,345	15.77	4,095	4,095
2.	External Development Charges	1,092	3.22	1,092	1,092
3.	Infrastructure Development Charges	164	0.48	164	164
4.	Internal Development Works	343	1.01	120	120
5.	Cost of construction	13,299	39.23	11,238	11,238
6.	Cost of construction of Community Facility	NIL	NIL	NIL	NIL
7.	Other costs	13,661	40.29	10,072	10,072
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	3,390,358,498			
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)	2,678,071,667			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	84%			

11.	Proportionoftheamountpaid tilltheendofmonth/quarterto wardslandandconstructionc ostvis-à- visthetotalestimatedcost.	79%
12.	Amountwhichcanbewithdra wnfromtheseparateRERAban kaccount.Totalestimatedco stxproportionofcostincurred andpaidi.e.Totalauthorisedw ithdrawaluptillnow	2,678,071,667
13.	Lessamountwithdrawntillda teofthiscertificateasperthebo oksofaccountsandbankstate ment	2,547,122,420
14.	Netamountwhichcanbewith drawnfromtheseparateRERA bankaccountunderthiscertifi cate	130,949,247
<p>Note:- Proportionatelandcostforthequartersshallbeworkedoutbydividingthetotallandcostbytotal numberofquartersinwhichprojectisproposedtobecompleted.</p>		

<b>Table-B</b>		
<b>DetailsofSEPARATERERAbankaccount:</b>		
1.	BankName	StandardChartered Bank
2.	BranchName	Kormangala, Bengaluru
3.	AccountNo.	45505376114
4.	IFSCcode	SCBL0036073
5.	Openingbalanceattheendofpreviousquarter(as on 01 <sup>st</sup> January 2022)	8,777,408.31
6.	Depositsduringthequarterunderreport	79,928,176.13
7.	Withdrawalsduringthequarterunderreport	81,020,000.00
8.	Closingbalanceattheendofthequarter(ason 31 <sup>st</sup> March 2022 )	7,685,584.44