

Chartered Accountants Certificate<sup>5</sup>

Report for quarter ending 31.12.2021		
Subject		Certificate for withdrawal of money from separate RERA account the quarter ended 31.12.2021
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 31.12.2021	26.04.2022
	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 31.12.2021)	
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	:	26.04.2022
Place	:	Delhi
For (name of CA firm)	:	JAIN ATUL & ASSOCIATES UDIN22505147AHYPSB5640
Partner/ proprietor Membership no.	:	M Ship No 505147 FRN 0030614N



Yours faithfully,

CA Neetu Jain  
Signature & name of  
the Chartered Accountant  
(in block letters) with stamp  
Yours faithfully,

Table – A

Project cost details (in laacs)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in lakhs)	(%) of total project cost	Incurred & paid (Rs in laks)	(%) of total incurred
1.	<b>Land cost</b>				
	Land Purchase Cost	1226	3.62	Rs 1226 Land Cost – 1189	100 96.96
	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	4834	75
5.	Cost of construction	21629	63.60	20971	96.96
6.	Cost of construction of community facilities	288	0.85	174	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 31501 Lakh			



10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	% 96.96%
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 ----- 92.63%
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 31501 Lakh
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	Rs 22564 Lakh
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	Rs 8937 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	244.07 Lakh
6.	Deposits during the period quarter ended 31.12.2021	1972.79 Lakh
7.	Withdrawals during the quarter	1545.00 Lakh
8.	Closing balance at the end of the quarter (as on 31.12.2021)	671.86 Lakh
UDIN22505147AHYPSB5640		

