

AMIT KUMAR (Chartered Accountant)**RZ B28 Naya Bazaar Najafgarh New Delhi-110043****Contact No.:9891190756, E-mail ID: akb79@rediffmail.com**

Subject: - Certificate for withdrawal of money from separate RERA account at the end of the Quarter I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter March 2022.

Sr. No	Particular	Information
1.	Project/Phase of the project	Urban Cubes 71
2.	Location	Sector 71, Gurugram
3.	Licensed area in acres	2.65 Acres
4.	Area for registration in acres	2.65 Acres
5.	HARERA registration no.	57 of 2021
6.	Name of Licensee	Whiteland Corporation Private Limited
7.	Estimated cost of real estate project	51.96Cr

Details related to Inspection are as under

Sr. No	Particular	Information
1.	Date of certifying withdrawal of money from separate RERA Account at the end of the Quarter	15/04/2022
2.	Name of Chartered Accountant firm/individual	Amit Kumar

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 as annexure A & Annexure B

This Certificate is being issued as per 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 projects/ phase under reference and is based on the records and documents produced before me and explanation 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 31st March 2022.

Further to above, Based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn. As informed all statutory approvals as applicable on promoters are also valid on date.

Amit Kumar
Membership No. 516378
Chartered Accountants



Dated: - April 15, 2022
Place: - Gurugram
UDIN- 22516378AHDOFN1681

Annexure -A

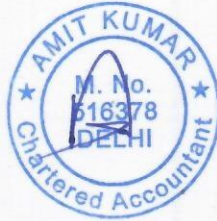
PROJECT COST DETAILS

S. No.	Particulars	Estimated (Column -A)		Incurred (Column -B)	
		Amount (Rs. Cr	% of Total Project Cost	Amount Incurred & PaidRs Cr.	% of total Incurred
1	Land Cost/Collaboration Charges	23.50	45.22%	23.50	45.22%
2.	External Development Charges	11.04	21.24%	2.76	5.31%
3.	Infrastructure development Charges	1.61	3.10%	1.60	3.07%
4.	Internal Development Works	5.81	11.18%	0.35	0.67%
5.	Cost of Construction	-	-		
6.	Cost of Construction of Community facilities	-	-		
7	Other Cost	10.00	19.26%	4.81	9.26%
8	Total Estimated cost of the real estate projects (1+2+3+4+5 +6+7) of Estimated cost (Column A)	51.96	100.00%		
9	Total cost Incurred and paid of the real estate projects (1+2+3 + 4+5+6+7) of Incurred and paid Estimated cost (Column B) taking into Account the proportionate land cost, this in effect allows the promoter to withdraw the proportionate land cost component of construction			33.02	
10	% of completion of construction of construction work (As per project Architect's Certificate by the end of month/Quarter)		-		
11	Proportion of the amount paid till the end of month/quarter towards land & construction cost vis a vis the total estimated cost.(Sr no/. 9/Sr. no. 8)		63.55%		
12	Amount which can be withdrawn from separate RERA Bank Account total estimated cost x proportion of cost incurred and paid			33.02	
13	Less Amount withdrawn till date of this certificate as per the books of accounts and bank statement			11.40	
14	Net amount which can be withdrawn from separate RERA Bank Account under this certificate			21.62	



ANNEXURE – B

DETAILS OF RERA BANK ACCOUNT		
Sr. No.	Particular	Remarks
1	Bank Name	ICICI BANK LIMITED
2	Branch Name	WORLDMARK 1 SECTOR 65 GURUGRAM
3	Account No.	245105001472
4	IFSC Code	ICIC0002451
5	Opening Balance at the end of the previous Quarter (as on 01.01.2022)	2.21 Crores
6	Deposits during the Quarter under report	10.48 Crores
7	Withdrawals during the quarter under report	11.40 Crores
8	Closing Balance at the end of the Quarter (as on 31.03.2022)	1.29Crores



AMIT KUMAR (Chartered Accountant)**RZ B28 Naya Bazaar Najafgarh New Delhi-110043****Contact No.:9891190756, E-mail ID: akb79@rediffmail.com****TO WHOM SO EVER IT MAY CONCERN**

We, Amit Kumar, Chartered Accountants is being hereby certify the below information on the basis of books of accounts, Records and information & explanation given to us by the management of M/s Whiteland Corporation Private limited having its Registered Office Unit-1001, Worldmark, 10th Floor, Sector-65, Maidawas, Gurgaon – 122001 Haryana related to Project Urban Cube-71 situated at sector-71, Gurugram.

DETAILS OF MONEY RECEIVED AND WITHDRAWN FROM ESCROW/MASTER BANK ACCOUNT DURING THE 4th QUARTER OF FINANCIAL YEAR 2021-22		
Sr. No.	Particular	Amount (Rs.) in Crores
1	Opening Balance of Escrow/Master account	0.00
2	Money received in Escrow/Master account from allottees during the Quarter	14.39
3	Withdrawals during the Quarter	14.39
4	Closing Balance of Escrow/Master account at the end of Quarter	0.00

This Certificate is issued on request of Company for purpose of HRERA.

Amit Kumar
Membership No.516378
Chartered Accountants



Dated: - April 27, 2022
Place: - Gurugram
UDIN-22516378AHXZFO8334