

**Alok Mittal & Associates**

Chartered Accountants

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Annexure C

Chartered Accountants Certificate ³		
Report for quarter ending	31 st December, 2020	
Subject	Certificate for withdrawal of money from separate RERA account 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 ().	
	Sr. No.	Particulars
		Information
	1.	Project/phase of the project
		“SAAN VERDANTE”
	2.	Location
		Sector-95, Gurugram, Haryana
	3.	Licensed area in acres
		17 Acres
	4.	Area for registration in acres
		3.77 Acres
	5.	HARERA registration no.
		55 of 2019, dt. 01/10/2019
	6.	Name of licensee
		M/s N.A. Buildwell Pvt. Ltd.
	7.	Name of collaborator
		M/s Raheja Developers Ltd.
	8.	Name of developer
		M/s SAAN Procon Pvt. Ltd.
	9.	Estimated cost of real estate project
		Rs. 14,193.41 lacs
2.	Details related to inspection are as under	
	1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter
		30/05/2022
	2.	Name of chartered accountant firm/ individual
		Alok Mittal & 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;	

³ On the letter head of the CA firm

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 31.03.2022.
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 30/05/2022	 <p>Yours faithfully,  (ALOK KUMAR MITAL) Signature & name of the Chartered Accountant (in block letters) with stamp</p>
Place	: New Delhi	
For (name of CA firm)	: Alok Mittal & Associates	
Partner/ proprietor Membership No.	: 005717N	UDEN: 22071205AJ4L9P8623

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	(%) of total incurred
1.	Land cost	1245.00	8.77%	1245.00	100%
2.	External Development Charges				
3.	Infrastructure Development Charges	1250.00	8.81%	4.14	0.33%
4.	Internal Development Works				
5.	Cost of construction	9320.00	65.66%	2472.99	26.53%
6.	Cost of construction of community facilities				
7.	Other costs	2378.38	16.76%	1781.17	74.89%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	14,193.38		5,503.30	
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)	5,503.30			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	23.44 %			
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 = 0.387		
12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid i.e. Total authorised withdrawal up till now		Sr. No. 8 x Sr. No. 11 = 5,503.30		



13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	
Note: - Proportionate land cost for the quarter shall be worked out by dividing the total land cost by total number of quarters in which project is proposed to be completed.		

Table – B

Details of SEPARATE RERA bank account:

1.	Bank Name	Bank of Baroda
2.	Branch Name	Defence Colony, New Delhi
3.	Account No.	76620200000140
4.	IFSC code	BARB0VJDEFE
5.	Opening Balance (as on 01/10/2020)	Rs. 7,13,631/-
6.	Deposits during the period	Rs. 2,84,20,000/-
7.	Withdrawals during the period	Rs. 2,68,83,136/-
8.	Closing Balance (as on 31/12/2020)	Rs. 22,50,495/-

