

**Tandon & Mahendra**  
CHARTERED ACCOUNTANTS

14/75, GOPAL VIHAR, CIVIL LINES  
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Date .....

Chartered Accountants Certificate		
Report for quarter ending		30 June 2020
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 (30 <sup>th</sup> June 2020).	
<b>Sr. No.</b>	<b>Particulars</b>	<b>Information</b>
1.	Project/phase of the project	Tapasya One
2.	Location	Sector 53, Wazirzbad, Gurugram
3.	Licensed area in acres	3.1918 Acres
4.	Area for registration in acres	3.1918 Acres
5.	HARERA registration no.	317 of 2017 Dated 17-10-2017
6.	Name of licensee	Monika Infrastructure Pvt. Ltd.
7.	Name of collaborator	N/A
8.	Name of developer	Monika Infrastructure Pvt. Ltd.
9.	Estimated cost of real estate project	17700 lakh
2.	<b>Details related to inspection are as under</b>	
1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	30-06-2020
2.	Name of chartered accountant firm/ individual	Tandon & Mahendra
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.
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, Finance Costs, land cost and statutory dues/ charges. All statutory approvals as applicable on promoter are also valid on date.

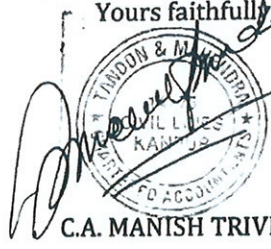
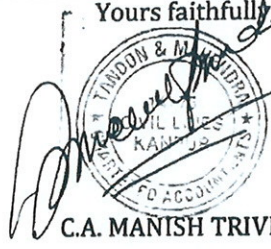
Date	:13-07-2020	Yours faithfully,   C.A. MANISH TRIVEDI
Place	:Kanpur	
For (name of CA firm)	: Tandon & Mahendra (003747C)	
Partner/ proprietor	: Manish Trivedi (Partner)	
Membership no.	: 441170	
UDIN	: 20441170AAAADE4716	

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 (Rs. in Lacs)	(%) of total incurred
1.	Land cost	106.10	0.60%	106.10	0.91%
2.	External Development Charges	614.00	3.47%	614.00	5.23%
3.	Infrastructure Development Charges	215.78	1.22%	215.78	1.84%
4.	Internal/External Development Works and	13000	73.45%	7094.96	60.40%
5.	Cost of construction*				
6.	Cost of construction of community facilities	0	0%	0	0%
7.	Other costs*	3764.12	21.26%	3715.29	31.63%
8.	<b>Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A) (Rs. in Lacs)</b>	17,700.00			
9.	<b>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. in Lacs)</b>	11,746.13			
10.	<b>Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)</b>	<p>There are 2 towers on the site measuring 3.1918 acres. The towers have been constructed in accordance to 1.75 FAR vide DTCP memo nos. ZP-101/AD (RA)/2016/17135 dated 16/08/2016.</p> <p>Partial OC has been granted for (G+5) of tower B and part of Tower A along with basements vide DTCP memo nos. ZP-101/SD(DK)/2019/16989 dated 17/07/2019. Increase in FAR (to 3.5) is proposed on this site in accordance to TOD policy and the same has been approved by DTCP vide memo nos. LC-353-Asst (RK)-2019/30675 dated 13/12/2019</p> <p>Approval on the 6<sup>th</sup> floor of Tower B is also accorded on the drawings approved by DTCP.</p>			

11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost. (Rs. in Lacs)	sr.no. 9/ sr. no. 8 0.66362316384
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. (Rs. in Lacs)	sr. no. 8 x sr. no. 11 11746.13
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement. (Rs. in Lacs)	11746.13
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate. (Rs. in Lacs)	0.00

**Note: - 1)** 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.

**2)** Total Cost of construction and other cost mentioned under S.no. 4 & 7 of Table A (Project Cost details) does not include total project administrative cost & Finance Costs of Rs. 3013.03 Lacs\* incurred during the period when the construction has been carried out.



Table - B

Details of SEPARATE RERA bank account:

1.	Bank name	Kotak Mahindra Bank
2.	Branch name	79, OLD RAJINDER NAGAR MARKET, NEW DELHI-60
3.	Account no.	01792560000013
4.	IFSC code	KKBK0000179
5.	Opening balance at the end of previous quarter (on 31.03.2020)	Rs. 1,99,55,850.87
6.	Deposits during the quarter under this report from temporarily funding/loan disbursement from bank, financial institutions and other sources.	Rs. 1,80,00,000.00
7.	Withdrawals during the quarter under report	Rs. 1,61,130.35 + Rs. 3,16,67,852.81*
8.	Closing balance at the end of the quarter (as on 30-06-2020)	Rs. 61,26,867.71

Note: It is pertinent to mention here that the said project Tapasya One is being constructed and developed by the company for own use and out of applicant's funds and also is not being offered for sale to General Public as on date and the company has not created any third party right post registration of the RERA Certificate and company shall not be receiving any amounts from general public, hence, the company is not maintaining any separate Rera Account. The already opened current account in the name of company Monika Infrastructure Pvt. Ltd. is being utilized for funding to complete the said project and the financial figures presented here in this certificate are as per this account considering as RERA Account for the purpose of this report.

