


Chartered Accountants Certificate⁵

Report for quarter ending 31.03.2022		
Subject		Certificate for withdrawal of money from separate RERA account the quarter ended 31.03.2022
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
	2.	Location
	3.	Licensed area in acres
	4.	Area for registration in acres
	5.	HARERA registration no.
	6.	Name of licensee
	7.	Name of collaborator
	8.	Name of developer
	9.	Estimated cost of real estate project
		The Leaf Vill. Badha, Sector-85, Tehsil-Manesar 11.093 Acres 11.093 Acres 23/2019 Shiva Profins P Ltd NA SS Group P Ltd 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 31.03.2022	18.06.2022
	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 31.03.2022)	
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	:	18.06.2022
Place	:	Delhi
For (name of CA firm)	:	Jain Atul & Associates
Partner/ proprietor Membership no.	:	M Ship No. 505147 FRN 0030614N

Yours faithfully,

M Jain
A Neetu Jain
Signature & name of
the Chartered Accountant
(in block letters) with stamp



UDIN22505147ALIKQG6738

Table – A

Project cost details (in lacs)					
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.	Land cost				
	Land Purchase Cost	1226	3.62	Rs 1226 Land Cost – 1194	100 97.46
	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	5970	93.43
5.	Cost of construction	21629	63.60	21074	97.43
6.	Cost of construction of community facilities	288	0.85	288	100
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 32859 Lakh			



10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	% 97.44%
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 ---- 96.63%
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 32859 Lakh
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	Rs 24354
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	Rs 8506 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	671.86 Lakh
6.	Deposits during the period quarter ended 31.03.2022	1552.14 Lakh
7.	Withdrawals during the quarter	1790.00 Lakh
8.	Closing balance at the end of the quarter (as on 31.03.2022) UDIN 22505147ALIKQG6738	434.01 Lakh

