



M/s HPMS & ASSOCIATES

(CHARTERED ACCOUNTANTS)

17, DDA Shopping Complex, Mansarovar Park, Shahdara, Delhi - 110032

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Annexure C

Chartered Accountants Certificate

Report for quarter ending

30th June, 2022

Subject

Certificate for withdrawal of money from separate RERA account the end of the quarter

1. We have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter dated 30th June 2022

Sr.
No.

Particulars

Information

1.

Project/phase of the project

Suncity Avenue 76, Affordable Residential Group housing Colony,

2.

Location

Sector 76 Gurugram

3.

Licensed area in acres

10 Acre,

4.

Area for registration in acres

10 Acre,

5.

HARERA registration no.

78 of 2019 -
(RC/REP/HARERA/GGM/384/116/2019/78
dated 23.12.2019)

6.

Name of licensee

Suncity Projects Pvt. Ltd.

7.

Name of collaborator

NA

8.

Name of developer

Suncity Projects Pvt. Ltd.

9.

Estimated cost of real estate project

Rs 20709.48 Lakh

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

30th June 2022

	2.	Name of chartered accountant firm/ individual	HPMS & ASSOCIATES
3.	We 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 dated 30 th June 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 13/07/2022	Yours faithfully,
Place	: Delhi	
		CA MANMOHAN S RAWAT
For (name of CA firm)	: HPMS & ASSOCIATES	
Partner/ proprietor Membership no.	: 509522	

Project cost details (in Lakh)					
Sr. No.	Particulars	Estimated (column - A)		Expenses Incurred (Provisional) (column - B)	
		Amount (Rs. in Lakh)	(%) of total project cost	Incurred	(%) of total incurred
1.	Land cost(including COD)	6840	33.03%	3762	26.58%
2.	External Development Charges	-	-	-	-
3.	Infrastructure Development Charges	-	-	-	-
4.	Internal Development Works	2820	13.62%	-	-
5.	Cost of construction	10593.11	51.15%	10274.98	72.59%
6.	Cost of construction of community facilities	231.29	1.12%	-	-
7.	Other costs without financial cost	225	1.09%	117.02	0.83%
8.	Total estimated cost of the real estate project without financial cost (1+2+3+4+5+6+7) of estimated cost (column-A)	20709.48			
9.	Total cost incurred 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)	14154.00			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	82%			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	68.35%			

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	14154
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	11571.93
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	2582.07
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	ICICI BANK LTD
2.	Branch name	ICICI Bank, Unit 2 Ground Floor, Solitaire Plaza MG Road DLF Phase III Gurgaon
3.	Account no.	777705122122
4.	IFSC code	ICIC0002451
5.	Opening balance at the end of previous quarter (as on 01.04.2022)	2013
6.	Deposits during the quarter under report	415.04
7.	Withdrawals during the quarter under report	2074.00
8.	Closing balance at the end of the quarter (as on 30.06.2022)	354*