



O P BAGLA & CO LLP

CHARTERED ACCOUNTANTS

Regd. Office :
8/12, KALKAJI EXTENSION
NEW DELHI - 110019

Ph.: 011-26436190, 26412939

E-mail : admin@opbco.in

Website : www.opbco.in

ANNEXURE C																																
CHARTERED ACCOUNTANTS CERTIFICATE																																
REPORT FOR QUARTER ENDING		31st March 2019																														
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 31/03/2019.																																
	Sr. No.	Particulars																														
1	1	Project/Phase of the project																														
	2	Location																														
	3	Licence 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																														
<table border="1"> <thead> <tr> <th colspan="3">Information</th> </tr> </thead> <tbody> <tr> <td></td> <td>Magnum Global Park</td> <td></td> </tr> <tr> <td></td> <td>Village Behrampur, Sector - 58, Gurugram, Haryana</td> <td></td> </tr> <tr> <td></td> <td>5.80125</td> <td></td> </tr> <tr> <td></td> <td>5.80125</td> <td></td> </tr> <tr> <td></td> <td>RERA-GRG-PROJ-205-2019 DT 14.03.2019</td> <td></td> </tr> <tr> <td></td> <td>M/s Basic Developers Pvt Ltd. & Others</td> <td></td> </tr> <tr> <td></td> <td>-</td> <td></td> </tr> <tr> <td></td> <td>M/s Glo-Tech Enterprises Pvt Ltd.</td> <td></td> </tr> <tr> <td></td> <td>38595.80</td> <td></td> </tr> </tbody> </table>			Information				Magnum Global Park			Village Behrampur, Sector - 58, Gurugram, Haryana			5.80125			5.80125			RERA-GRG-PROJ-205-2019 DT 14.03.2019			M/s Basic Developers Pvt Ltd. & Others			-			M/s Glo-Tech Enterprises Pvt Ltd.			38595.80	
Information																																
	Magnum Global Park																															
	Village Behrampur, Sector - 58, Gurugram, Haryana																															
	5.80125																															
	5.80125																															
	RERA-GRG-PROJ-205-2019 DT 14.03.2019																															
	M/s Basic Developers Pvt Ltd. & Others																															
	-																															
	M/s Glo-Tech Enterprises Pvt Ltd.																															
	38595.80																															
Details related to inspection are as under																																
2	1	Date of certifying withdrawal of money from separate RERA account at the end of the quarter																														
	2	Name of chartered accountant firm/ individual																														
<table border="1"> <tbody> <tr> <td>08-11-2019</td> <td>O P Bagla & Co LLP, Chartered Accountants, Atul Aggarwal, Partner</td> </tr> </tbody> </table>			08-11-2019	O P Bagla & Co LLP, Chartered Accountants, Atul Aggarwal, Partner																												
08-11-2019	O P Bagla & Co LLP, Chartered Accountants, Atul Aggarwal, Partner																															
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 31/03/2019																															
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.																															

Yours Faithfully,

For O P Bagla & Co LLP

Chartered Accountants

Firm Regn. No. 000018N/N500091

Atul Aggarwal
Partner

M.No.92656

New Delhi

UDIN : 19092656AAAAGD8623

DATE: 08-11-2019



Table - A

Project cost details (in lacs)

Sr. No.	Particulars	Estimated (column - A)		Incurred & Paid (Column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid (porportionate)	(%) of total incurred
1	Land cost	11000.00	28.50%	10785.59	27.94%
2	External Development Charges	1450.00	3.76%	1524.54	3.95%
3	Infrastructure Development Charges	50.00	0.13%	65.74	0.17%
4	Internal Development Works				
5	Cost of construction	17995.00	46.62%	3287.06	8.52%
6	Cost of construction of community facilities	3005.00	7.79%	0.00	0.00%
7	Other costs	5095.80	13.20%	352.42	0.91%
8	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	38595.80			
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)	16015.35			
10	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	15.65%			
11	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	41.50%			
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	16015.35			
13	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	5912.57			
14	Net amount which can be withdrawn from the separate RERA bank account under this certificate	10102.78			

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	HDFC Bank Ltd.
2	Branch name	First India Place Mehrauli, Gurugram, Haryana -122002
3	Account no.	50200028017116
4	IFSC code	HDFC0000280
5	Opening balance at the end of previous quarter (as on 01.01.2019)	2604747.00
6	Deposits during the quarter under report	240524464.00
7	Withdrawals during the quarter under report	234947680.00
8	Closing balance at the end of the quarter (as on 31.03.2019)	8181531.00

