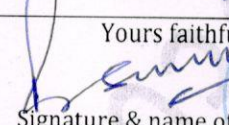


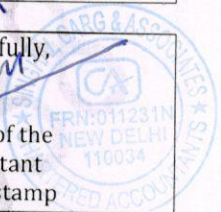


Annexure C

Chartered Accountants Certificate ³		
Report for quarter ending		OCTOBER- DECEMBER 2022
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 (APRIL - JUNE 2022).	
Sr. No.	Particulars	Information
1.	Project	OLD NAME "LA CENTRAL" NEW NAME" THE CENTRE POINT"
2.	Location	Sector-74A, Gurugram
3.	Licensed area in acres	2.29375 Acres
4.	Area for registration in acres	2.29375 Acres
5.	HARERA registration no.	48 of 2020
6.	Name of licensee	M/s Ocean Capital Market Ltd.
7.	Name of collaborator	M/s Divine Vision Infra retail Pvt. Ltd.
8.	Name of developer	M/s Divine Vision Infra retail Pvt. Ltd.
9.	Estimated cost of real estate project	2364.11 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	31/12/2022
2.	Name of chartered accountant firm/ individual	Mr. Pawan Singhal
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 31/12.2022)
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 13/01/2023	 Yours faithfully, Signature & name of the Chartered Accountant (in block letters) with stamp
Place	: Delhi	
For (Singhal & Associates)	: Pawan Singhal	
Partner/ proprietor Membership No.	: Partner 090142	
Certificate No. UDIN NO.	: 048-2022-2023 : 23090142BGXUKS6038	



23090142BGXUKS6038

Table - A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		Actual (column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid proportionate	(%) of total incurred
1.	Land cost	823.83836	35%	673.83836	29%
2.	External Development Charges	955.08309	40%	470.444	20%
3.	Infrastructure Development Charges	139.24209	6%	0	0%
4.	Internal Development Works	366.21	15%	275.24509	12 %
5.	Cost of construction	26.88335	1%	26.88335	1%
6.	Cost of construction of community facilities	0	0%	0	0%
7.	Other costs	52.85468	2%	191.472984	8%
8.	Total estimated cost of the realestateproject (1+2+3+4+5+6+7) of estimated cost(column-A)	2364.1116			
9.	Total cost incurred and paid of the realestate 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)	1637.883784			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	73%			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	69%			
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 authorized withdrawal up till now	1637.883784			



13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	843.55009
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	794.333
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	Central Bank of India
2.	Branch Name	G.T Road Panipat
3.	Account No.	3851413780
4.	IFSC code	CBIN0280382
5.	Opening balance at the end of previous quarter (30/09/2022)	249.736 Lacs
6.	Deposits during the quarter under report	0 Lacs
7.	Withdrawals during the quarter under report	20.9829 Lacs
8.	Closing balance at the end of the quarter (as on 31/12/2022)	228.753333 Lacs

