



HPMS & ASSOCIATES

(CHARTERED ACCOUNTANTS)

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

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Annexure C

CERTIFICATE		
Report for quarter ending		31 st Dec, 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 31 st Dec 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
		31 st Dec 2022
	2.	Name of chartered accountant firm/ individual
		HPMS & 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 dated 31 st Dec 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 11/01/2023	Yours faithfully, CA MANMOHAN S RAWAT
Place	: Delhi	
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%	4446	24.90%
2.	External Development Charges	-	-	-	-
3.	Infrastructure Development Charges	-	-	-	-
4.	Internal Development Works	2820	13.62%	-	-
5.	Cost of construction	10593.11	51.15%	13278.99	74.37%
6.	Cost of construction of community facilities	231.29	1.12%	-	-
7.	Other costs without financial cost	225	1.09%	129.55	0.73%
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)	17854.54			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	97%			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	86.21%			
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	17854.54			
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	14613.93			
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	3240.61			
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.					