BALAJI & SIVASANKAR
Chartered Accountants

Annexure - C

CharteredAccountantsCertificate	
Reportforquarterending	31st December 2022
Subject	CertificateforwithdrawalofmoneyfromseparateRERAaccountantheendofthequarter

1. **I/wehaveundertakenassignmentasCharteredAccountantforcertifyingwithdrawalofmoneyfromseparateRERAaccountattheendofthequarter(31st December2022).**

Sr. No.	**Particulars**	**Information**
1.	Project/phaseoftheproject	Sobha City, Phase-4
2.	Location	Sector-108, Babupur Village, Gurugram,
3.	Licensedareainacres	39.375 acres
4.	Areaforregistrationinacres	2.6778 acres
5.	HARERAregistrationno.	34 of 2019
6.	Nameoflicensee	M/s Chintels India Private Limited M/s Vidu Properties Private Limited M/s Chintels Credit Corporation Private Limited M/s Madhyanchal Leasing Private Limited Mr. Prashant Solomon Mr. Rohan Solomon Mr. Ramesh Solomon Mrs. Chanderlekha Solomon
7.	Nameofcollaborator	NA

	8.	Nameofdeveloper	M/s Sobha Limited
	9.	Estimatedcostofrealestateproject	343 Crore
2.	**Detailsrelatedtoinspectionareasunder**		
	1.	Dateofcertifyingwithdrawalofmoneyfromseparate RERAaccountattheendofthequarter	31.12.2022
	2.	Nameofcharteredaccountantfirm /individual	Balaji & Sivasankar
3.	IcertifywithdrawalofmoneyfromseparateRERAaccountattheendofthequarterfortheaforesaidprojectascompletedonthedateofthiscertificateisasgivenintableAandtableBbelow;		
4.	ThiscertificateisbeingissuedaspertherequirementofcomplianceinaccordancewiththeRealEstate(RegulationandDevelopment)Act,2016/theHaryanaRealEstate(RegulationandDevelopment)Rules,2017bythecompanyfortheproject/phaseunderreferenceandisbasedontherecordsanddocumentsproducedbeforemeandexplanationsprovidedtomebythemanagementofthecompany;itisbasedontheverificationofbooksofaccountsandotherrelateddocumentstill(date31st December2022)		
5.	Furthertoabove,baseduponourexaminationofbooksofaccountsandrelatedrecords,itisconfirmedthatnoamounthasbeenwithdrawnexceptforpaymenttowardsconstruction/development,landcostandstatutorydues/charges.Allstatutoryapprovalsasapplicableonpromoterarealsovalidondate.		

Date	:12-01-2023	Yoursfaithfully,
Place	: BANGALORE	theCharteredAccountant
For(nameofCAfirm)	:Balaji & Sivasankar	
Partner/proprietorMembershipNo.	:217390	
UDIN NO:	**23217390BGULRY6613**	

Table–A

Projectcostdetails(inlacs)					
Sr. No.	Particulars	Estimated (Column - A)		(Column - B)	
		Amount(Rs.inlacs)	(%)oftotalprojectcost	Incurred&paid	Total
1.	Landcost	5,730	16.71	3,134	3,134
2.	ExternalDevelopment Charges	623	1.82	623	623
3.	InfrastructureDevelopmentCharges	151	0.44	151	151
4.	InternalDevelopmentWorks	368	1.07	117	117
5.	Costofconstruction	14262	41.59	5,757	5,757
6.	Costofconstruction of Community Facility	NIL	NIL	NIL	NIL
7.	Othercosts	13,161	38.38	5,659	5,659
8.	Totalestimatedcostofthereal estate project(1+2+3+4+5+6+7)ofestimatedcost(column-A)	3,429,580,515			
9.	Totalcostincurredandpaidoftherealestateproject(1+2+3+4+5+6+7)ofincurredandpaid(column-B)(takingintoaccounttheproportionatelandcost,thisineffectallowsthepromotertowithdrawtheproportionatelandcostcomponentofconstruction)	1,544,116,143			

10.	Percentageofcompletionofconstructionwork(asperprojectarchitect'scertificatebytheendofmonth/quarter)	40%
11.	Proportionoftheamountpaidtilltheendofmonth/quartertowardslandandconstructioncostvis-à-visthetotalestimatedcost.	45%
12.	AmountwhichcanbewithdrawnfromtheseparateRERAbankaccount.Totalestimatedcostxproportionofcostincurredandpaidi.e.Totalauthorisedwithdrawaluptillnow	1,544,116,143
13.	Lessamountwithdrawntilldateofthiscertificateasperthebooksofaccountsandbankstatement	1,448,039,000
14.	NetamountwhichcanbewithdrawnfromtheseparateRERAbankaccountunderthiscertificate	96,077,143
Note:-	Proportionatelandcostforthequartershallbeworkedoutbydividingthetotallandcostbytotalnumberofquartersinwhichprojectisproposedtobecompleted.	

Table-B		
DetailsofSEPARATERERAbankaccount:		
1.	BankName	StandardChartered Bank
2.	BranchName	Kormangala, Bengaluru
3.	AccountNo.	45505402182
4.	IFSCcode	SCBL0036073
5.	Openingbalanceattheendofpreviousquarter (ason01st October 2022)	190,058,388.02
6.	Depositsduringthequarterunderreport	179,855,460.03
7.	Withdrawalsduringthequarterunderreport	273,200,000.00
8.	Closingbalanceattheendofthequarter(ason31st December 2022)	96,713,848.05