



VISHAL G AGGARWAL & CO.
Chartered Accountants
Near Reliance Petrol Pump,
Ambikapur, Chhattisgarh-497001
Mob: 9311177664, E-mail: ca_vishalaggarwal@yahoo.com

ANNEXURE 6- C

CHARTERED ACCOUNTANTS CERTIFICATE

To whom so ever it may concern

Report for Quarter Ending	June 2019
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Subject: Certificate for withdrawal of money from separate RERA account at the end of the quarter.

S. No.	Particulars	Information
1.	Project/ Phase of the project	La Regencia Phase II
2.	Location	Panipat, Sector-19, Haryana-132103
3.	Area in Acres	4.367 Acres
4.	HARERA Registration No.	HRERA-PKL-PNP-46-2018
5.	Name of Licensee	Stanza Developers and Infrastructure Private Limited
6.	Name of Collaborator	Stanza Developers and Infrastructure Private Limited
7.	Name of Developer	Astrum Value Homes Private Limited
8.	Cost of real estate project	Rs. 8,017 Lakhs



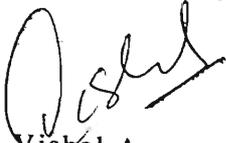
Sir,

I have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter of the above mentioned project.

Date of certifying withdrawal of money from separate RERA account at the end of the quarter	30 th June 2019
Name of chartered accountant firm	Vishal G Aggarwal & Co.

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 B below.
Yours Faithfully,

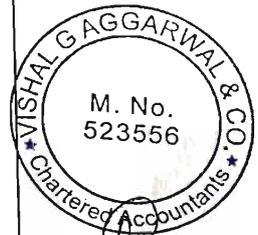
Vishal G Aggarwal & Co.
Chartered Accountant



CA Vishal Aggarwal
Membership Number: 523556
Date: 14.06.2021
Place: Ambikapur
UDIN: 21523556AAAABH8196

TABLE- A

S. No.	Particulars	Estimated (Column-A) (in Rs.)	Incurred & Paid (Column-B) (in Rs.)
I.	(I) Land Cost: Cost of land or development rights (as per collaboration agreement), lease premium, lease rent and legal cost	Rs. 525 Lakhs	Rs. 525 Lakhs
	Total Land Cost	Rs. 525 Lakhs	Rs. 525 Lakhs
	(II) Development Cost/Cost of Construction:	Estimated (Column- A)	Incurred & Paid (Column- B)
	(a) (i) Estimated Cost of Construction as certified by Engineer (Column-A)	Rs. 6,005 lakhs	
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority (Column-A)	Rs. 1,001 lakhs	
	(iii) Actual Cost of Construction incurred and paid as per the RERA Bank Account/books of accounts as verified by the CA (column-B)		Rs. 4,019 lakhs
	(iv) Actual cost of internal services/community facilities paid from RERA bank account/books of accounts as verified by the CA (Column-B) Note- (for adding to total cost of construction incurred, Minimum of (i)+(ii) or (iii)+(iv) is to be considered)		Rs. 112 Lakhs
	(v) On-site overhead expenditure for development of project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant's fees, site overheads, cost of machineries and equipment including its hire and maintenance costs, consumables etc.	Rs. 486 lakhs	Rs. 332 lakhs
	(b) Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)		
	(c) Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding	Rs. 1200 Lakhs	Rs. 90 Lakhs



	or money borrowed for construction		
	Total development cost	Rs. 8,692 lakhs	Rs. 4,583 lakhs
2.	Total estimated cost of the real estate project (1(I)+1(II)) of estimated column-A	Rs. 9,217 lakhs	
3.	Total Cost incurred and paid of the project (1(I)+1(II)) of incurred and Paid Column-B		Rs. 5,108 lakhs
4.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)		
5.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost		55.42%
6.	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid		Rs. 5,108 lakhs
7.	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement		Rs. 4,767.12 lakhs
8.	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.		Rs. 340.88 lakhs



TABLE- B

Details of RERA Bank Account:

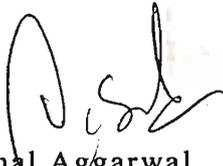
Bank Name	ICICI Bank Branch
Branch Name	ICICI Bank Branch: Kachnar Marg, Gurgaon Branch, Central Arcade, DLF City Phase-II, Gurgaon-122002
Account No.	661405600771
IFSC Code	ICIC0006614
Opening Balance (as on 1st April 2019)	Rs. 4,53,74,341 (account balance)
Collection of Receivables	Rs. 54,02,425
Funds infused by loan	Rs. 5,00,00,000
Withdrawals during the period	Rs. 6,96,38,937
Closing Balance(as on 30th June 2019)	Rs. -6,80,977 (account balance) & Rs. 31818806 in Fixed Deposits

This certificate is being issued as per the requirement of compliance in accordance with Real Estate (Regulation and Development) Act/Rules 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 document still 30th June 2019.

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,

Vishal G Aggarwal & Co.
Chartered Accountant




CA Vishal Aggarwal
Membership Number: 523556
Date: 14.06.2021
Place: Ambikapur
UDIN21523556AAAABH8196

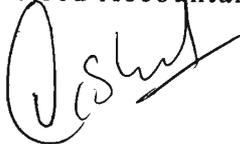
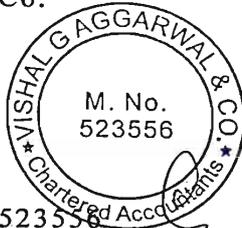
ADDITIONAL INFORMATION FOR ONGOING PROJECTS

S. No.	Particulars	Details
	Estimated balance cost to be incurred for completion of the real estate project.	Rs. 4,109 lakhs
	Balance amount of receivables from booked apartments as per Annexure-At o this certificate (as certified by chartered accountant based upon verification of books of accounts)	Rs. 3,560.84 lakhs
	(i) Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	36 units
	(ii) Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-At o this certificate.	Rs. 2,123.35 lakhs
	Estimated receivables of ongoing project. Sumof(2+3(ii))	Rs. 5,684.19 lakhs
6.	Amount to be deposited in separate RERA Bank Account-70%or100% (If 4 is greater than1, then 70% of the balance receivables of ongoing project will be deposited in RERA Bank Account. If 4 is lesser than1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.)	Rs. 4,109 lakhs

This certificate is being issued as per the requirement of compliance in accordance with RERA Acts/rules 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 30th June 2019.

Yours Faithfully,

Vishal G Aggarwal & Co.
Chartered Accountant

CA Vishal Aggarwal
Membership Number: 523556
Date: 14.06.2021
Place: Ambikapur
UDIN
21523556AAAABH8196

Annexure-A
Statement for calculation of Receivables from the Sales of the ongoing real estate project:

**Booked
Inventory**

**In case of
Group Housing
Colony**

S N o	Tower No.	No. of Flats/A partme nts	Carpet Area (in Sq. Mts.)	Area of Exclusive balcony/ Veranda/ Covered Car parking (Sq. Mts.)	Total unit consideratio n amount as per agreement/ letter of allotment (in Rs.)	Received amount up to end of reporting period (in Rs.)	Balance amount as on end of reporting period (in Rs.)
1	Tower- E	29	3,048.95	811.60	145,328,880. 00	86,710,968.0 0	58,617,912.0 0
2	Tower- F	30	3,571.30	914.77	156,454,097. 00	106,478,052. 00	49,976,045.0 0
3	Tower- G	28	2,945.06	807.26	123,443,920. 00	60,955,586.0 0	62,488,334.0 0
4	Tower- H	27	2,804.22	797.19	109,852,911. 00	65,873,217	43,979,694
5	Tower- I	30	4,420.79	841.90	206,329,630. 00	65,370,672	141,021,958
TOTAL		144	16,790.3 2	4,172.72	741,409,438. 00	385,325,495	356,083,943



**Unsold Inventory
Valuation**

S. No.	Tower No.	No. of Flats/Apartments	Carpet Area (in Sq. Mts.)	Area of Exclusive balcony/ Veranda/ Covered Car parking (Sq. Mts.)	Estimated Amount of Sale Proceeds (in Rs.)
1	Tower- E	7	734.46	117.88	34,556,877.06
2	Tower- F	6	717.02	99.42	33,736,459.89
3	Tower- G	8	838.35	134.72	39,444,979.32
4	Tower- H	9	930.06	152.73	43,760,157.72
5	Tower- I	6	1293.00	310.73	60,836,723.19
TOTAL		36	4512.89	815.48	212,335,220.20

