

Annexure C

Annexure C

Chartered Accountants Certificate⁵

Report for quarter ending 30.09.2022

Subject

Certificate for withdrawal of money from separate RERA account the quarter ended 30.09.2022

1. I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account

Sr. No.	Particulars	Information
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1.	Project/phase of the project	SS 100
2.	Location	Sector -49 Gurgaon Haryana
3.	Licensed area in acres	160.60 Acres
4.	Area for registration in acres	1.334 Acres
5.	HARERA registration no.	21/2020
6.	Name of licensee	SS Group P Ltd & Others
7.	Name of collaborator	Uppal Housing P Ltd
8.	Name of developer	SS Group P Ltd
9.	Estimated cost of real estate project	Rs 12935 Lacs

2. Details related to inspection are as under

Date of certifying withdrawal of money from separate RERA account at the end of the quarter 30.09.2022	10/04/2023
Name of chartered accountant firm/ individual	Jain Atul & 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 (date 30.09.2022)

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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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 : 10.04.2023

Place : Delhi

UDIN : 23505147BGXLSE3903
Jain Atul & Associates

For (name of CA firm) : Jain Atul & Associates

Partner/ proprietor Membership no. : M Ship No 505147
F'R No 024376N

Yours faithfully,



CA Neetu Jain
Signature & name of
the Chartered Accountant
(in block letters) with stamp

Table - A

Project cost details (in laes)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in lakhs)	(%) of total project cost	Incurred & paid (Rs in lakhs)	(%) of total incurred
1.	Land cost				
	Land Purchase Cost	31	0.25	Incurred & Paid Rs 31 lakh	100.00
				Proportionate Land Cost 7.86 Lakh	25.34
	License Fees	454	3.51	284	62.56
	Conversion charges	79	0.61	40	50.63
	Infrastructure Augmentation Charge	283	2.19	142	50.18
2.	External Development Charges	649	5.01	Nil	Nil
3.	Infrastructure Development Charges	94	0.73	Nil	Nil
4.	Internal Development Works	67	0.52	Nil	Nil
5.	Cost of construction	8502	65.72	2154.66	25.34
6.	Cost of construction of community facilities	Nil	Nil		
7.	Other costs	2776	21.46	485.05	17.42
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	Rs 12935 Lakh			
9.	Total cost incurred and paid of the real estate project (1+2+3+4+5+6+7) of incurred	Rs 3113.57 Lakh			



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)

10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	%	25.34%
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	sr.no. 9/ sr. no. 8 ----	24.07%
12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	sr. no. 8 x sr. no. 11 – Rs 3113.57 Lakh	
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	Rs	Nil
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	Rs	3113.57 Lakh
Note. — Proportionate land cost shall be based on the total land cost in proportion of construction cost incurred against total construction cost or actual paid land cost, whichever is lesser			

Table – B

Details of RERA bank account:

1.	Bank name	State Bank of India
2.	Branch name	Naraina Industrial Area, Delhi
3.	Account no.	38926760720
4.	IFSC code	SBIN0003876
5.	Opening balance	Nil
6.	Deposits during the period quarter ended 30.09.2022	Nil
7.	Withdrawals during the quarter	Nil
8.	Closing balance at the end of the quarter	Nil

