



VISHAL G AGGARWAL & CO.
Chartered Accountants
Near Reliance Petrol Pump,
Ambikapur, Chhattisgarh-497001
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ANNEXURE 6 C
CHARTERED ACCOUNTANT CERTIFICATE

To whom it May Concern

Report for the quarter ending

Sep-19

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. 9217 Lakhs

Sir,

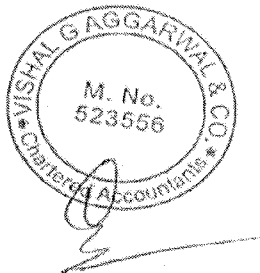
I have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter of the above mentioned project.

Date of certifying withdrawal of money from separate RERA account at the end of the quarter	30th September 2019
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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

For Vishal G Aggarwal & Co
Chartered Accountant



CA Vishal Aggarwal
Membership Number: 523556
Date : 16.06.2021
Place : Ambikapur
UDIN : 21523556AAAABI6108

TABLE A

S. NO.	Particulars	Estimated in (Column -A) in Rs.	Incurred & Paid (Column-B)(in Rs.)
1	(I) LAND COST Cost of land or development rights (as per Collobarion agreement), lease premium, lease rent and legal cost	Rs. 525 Lacs	Rs. 525 Lacs
	TOTAL LAND COST	Rs. 525 Lacs	Rs. 525 Lacs
	(II) DEVELOPMENT COST/COST OF CONSTRUCTION		
	(a) (i) Estimated cost of construction as certified by Engineer (Column -A)	Rs.6,005 Lacs	
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority(Column-A)	Rs.1,001 Lacs	
	(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. 4,430 Lacs
	(iv) Actual cost of internal services/community facilities paid from RERA bank account/books of accounts as verified by the CA(Column-B)		Rs. 112 Lacs
	Note-(for adding to total cost of construction incurred, Minimum of (i)+(ii) or (iii)+(iv) is to be considered)		
	(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 Lacs	Rs. 361 Lacs
	(b) Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	50	32
	(c) Interest paid to financial institutions, scheduled banks, non-banking financial institution(NBFC) or money lenders on construction funding or money borrowed for construction	Rs. 1,200 Lacs	138.7
	TOTAL DEVELOPMENT COST	Rs. 8,692 Lacs	Rs. 5,073.7 lacs
2	TOTAL ESTIMATED COST OF THE REAL ESTATE PROJECT	Rs. 9,217 Lacs	
3	TOTAL COST INCURRED AND PAID OF THE PROJECT		Rs. 5,598.7 lacs
4	Percentage of completion of Construction Work (as per Project Architect's certificate by the end of month/quarter		
5	Proportion of amount paid till the end of the month/quarter towards land and construction cost vis-à-vis the total estimated cost		60.74%
6	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid		Rs. 5,598.7 lacs
7	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement		Rs. 4,885.12 lacs
8	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.		Rs. 713.58 lacs



TABLE B

Details of RERA Bank Account:

Bank Name	ICICI Bank
Branch Name	ICICI Bank Branch: Kachnar Marg, Gurgaon Branch, Central Arcade, DLF City Phnsc-11. Gurgaon-122002
Account No.	661405600771
IFSC Code	ICIC0006614
Opening Balance (as on 1st June 2019)	Rs. -6,80,977 (account balance) & Rs. 31818806 in Fixed Deposits
Collection of Receivables	Rs. 71,21,784
Funds infused by loan	Rs. 1,75,00,000
Withdrawals during the period	Rs. 4,36,18,749
Closing Balance(as on 30th Sep 2019)	Rs. 99,85,032 (account balance) & Rs. 21,55,832 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 September 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,

For Vishal G Aggarwal & Co
Chartered Accountant



CA Vishal Aggarwal
Membership Number: 523556
Date : 16.06.2021
Place : Ambikapur
UDIN : 21523556AAAABI6108

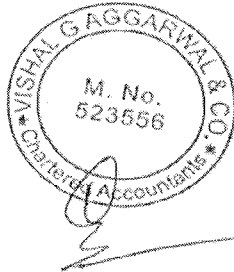
ADDITIONAL INFORMATION FOR ONGOING PROJECTS

S. No.	Particulars	Remarks In Rs Lacs
1	Estimated balance cost to be incurred for completion of the real estate project	3618.00
2	Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by chartered accountant based upon verification of books of accounts)	3555.54
3	(i) Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	41
4	(ii) Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	2359.33
5	Estimated receivables of ongoing project. Sum of (2+3 (ii))	5914.87
6	Amount to be deposited in separate RERA Bank Account-70% or 100% (If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in RERA Bank Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited)	100%

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 September 2019.

Yours faithfully

For Vishal G Aggarwal & Co
Chartered Accountant



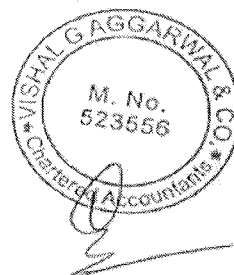
CA Vishal Aggarwal
Membership Number: 523556
Date : 16.06.2021
Place : Ambikapur
UDIN : 21523556AAAABI6108

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. No.	Tower No.	No. of Flats/Apartments	Carpet Area in Sqm	Area of Exclusive balcony/ Veranda/ Covered Car parking (Sq. Mts.)	Total unit consideration amount as per agreement/ letter of allotment	Received amount up to end of reporting period (in Rs.)	Balance amount as on end of reporting period (in Rs.)
1	Tower -E	27	2,838.76		14,49,81,953	8,67,10,968	5,82,70,985
2	Tower -F	28	3,333.07		15,49,08,674	10,64,78,052	4,84,30,622
3	Tower -G	27	2,838.76		12,58,68,203	6,09,55,586	6,49,12,617
4	Tower -H	27	2,804.22		11,79,97,655	6,97,64,493	4,82,33,162
5	Tower -I	30	4,420.79		21,21,25,376	7,64,19,207	13,57,06,169
		139	16,235.60	-	75,58,81,860	# 40,03,28,306	35,55,53,554

* Taxes are included in consideration & receipt



Unsold Inventory Valuation

S. No.	Tower No.	No. of Flats/Apartments		Carpet Area in Sqm		Area of Exclusive balcony/ Veranda/ Covered Car parking (Sq. Mts.)		Estimated Amount of Sales Proceeds	
1	Tower -E	9		944.65				4,39,80,021.80	
2	Tower -F	8		955.26				4,44,74,182.26	
3	Tower -G	9		944.65				4,39,80,021.80	
4	Tower -H	9		930.06				4,33,00,913.40	
5	Tower -I	6		1293.00				6,01,98,216.85	
		41		5067.62		0.00		23,59,33,356.10	

