

To Whom It May Concern

Report for the quarter ending

Dec-20

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.	HARERA-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	31st Dec 2020
Name of Chartered Accountant Firm	MAP And 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 as given in table A and B below.

Yours Faithfully,

For MAP And Co.

Chartered Accountants

Firm Registration No.:028463N

*Manish Kumar*  
(Manish Kumar)

Membership No.509957

Address :- Wazir Nagar, New Delhi

Contact Details:-9910209303

Email ID:-man.associate@gmail.com

UDIN :- 22509957ADATEZ3970

Date: 18.02.2022

Place: New Delhi



TABLE A

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	525 Lacs	525 Lacs
	TOTAL LAND COST	525 Lacs	525 Lacs
	(II) DEVELOPMENT COST/COST OF CONSTRUCTION		
	(a) (i) Estimated cost of construction as certified by Engineer (Column -A)	6,005 Lacs	
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority( Column-A)	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)		4,864.20 Lacs
	(iv) Actual cost of internal services/community facilities paid from RERA bank account/books of accounts as verified by the CA(Column-B)		268.22 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.	486 Lacs	442 Lacs
	(b) Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	50 lacs	42 Lacs
	(c) Interest paid to financial institutions, scheduled banks, non-banking financial institution(NBFC) or money lenders on construction funding or money borrowed for construction	1,200 Lacs	546 Lacs
	TOTAL DEVELOPMENT COST	8,692 Lacs	6162 Lacs
2	TOTAL ESTIMATED COSTOF THE REAL ESTATE PROJECT	9217 Lacs	
3	TOTAL COST INCURRED AND PAID OF THE PROJECT		6687 Lacs
4	Percentage of completion of Construction Work (as per Project Architect's certificate by the end of month/quarter		77%
5	Proportion of amount paid till the end of the month/quarter towards land and construction cost vis-à-vis the total estimated cost		72.55%
6	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid		6,687
7	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement		6352 Lacs
8	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.		334 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 Phnse-11, Gurgaon-122002
Account No.	661405600771
IFSC Code	ICIC0006614
Opening Balance (as on 1st Oct 2020)	Rs. 6,24,041 (account balance) & Rs. 19,42,462 in Fixed Deposits 25,66,503
Collection of Receivables	1,55,64,953
Funds infused by loan / others	1,46,50,000
Withdrawals during the period	2,99,49,730
Closing Balance(as on 31st Dec 2020)	Rs. 13,89,264 (account balance) & Rs. 14,42,462 in Fixed Deposits 28,31,726

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 31st Dec 2020.

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 MAP And Co.  
Chartered Accountants  
Firm Registration No.:028463N

*Manish Kumar*  
(Manish Kumar)  
Membership No.50995  
Address :- Wazir Nagar, New Delhi  
Contact Details:-9910209303  
Email ID:-man.associate@gmail.com  
UDIN :- 22509957ADATEZ3970  
Date: 18.02.2022  
Place: New Delhi





**ADDITIONAL INFORMATION FOR ONGOING PROJECTS**

S No.	Particulars	Remarks	
1	Estimated balance cost to be incurred for completion of the real estate project.	2530	Lacs
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)	3,687	Lacs
3	(i) Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	28	
4	(ii) Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	1,634	Lacs
5	Estimated receivables of ongoing project. Sum of (2+3(ii))	5,321	Lacs
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 in designated Account.)	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 31st Dec 2020.

Yours Faithfully,

For MAP And Co.

Chartered Accountants

Firm Registration No.: 0284634



(Manish Kumar)

Membership No. 509957

Address :- Wazir Nagar, New Delhi

Contact Details:- 9910209303

Email ID:- man.associate@gmail.com

UDIN :- 22509957ADATEZ3970

Date: 18.02.2022

Place: New Delhi

**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	32	3,363.03		16,91,06,966	9,72,91,152	7,18,15,814
2	Tower -F	32	3,809.55		17,49,90,348	13,23,99,555	4,25,90,794
3	Tower -G	28	2,838.76		13,05,68,203	6,30,05,344	6,75,62,859
4	Tower -H	27	2,804.22		11,79,97,655	7,32,05,214	4,47,92,441
5	Tower -I	33	4,965.08		23,19,51,426	9,00,11,807	14,19,39,618
		152	17,780.64	-	82,46,14,597	45,59,13,072	36,87,01,525

Unsold Inventory Valuation

46377.1 per sqm

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	4	420.38		1,94,95,959.51
2	Tower -F	4	478.78		2,22,04,478.48
3	Tower -G	8	944.65		4,38,10,027.17
4	Tower -H	9	930.06		4,31,33,543.71
5	Tower -I	3	748.71		3,47,22,977.05
		28	3522.58		16,33,66,986

