

ANNEXURE 6 C
CHARTERED ACCOUNTANT CERTIFICATE

To Whom It May Concern

Report for the quarter ending	Dec-21
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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.	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	31th Dec 21
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 is 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 :- 23509957BGSWDY6671
Date: 22.02.2023
Place: New Delhi



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	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)		5,238.54 Lacs
	(iv) Actual cost of internal services/community facilities paid from RERA bank account/books of accounts as verified by the CA(Column-B)		421.45 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	555 Lacs
	(b) Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	50 lacs	58 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	Rs. 1,200 Lacs	1075 Lacs
TOTAL DEVELOPMENT COST	Rs. 8,692 Lacs	7348 Lacs	
2	TOTAL ESTIMATED COSTOF THE REAL ESTATE PROJECT	9217 Lacs	
3	TOTAL COST INCURRED AND PAID OF THE PROJECT		7873 Lacs
4	Percentage of completion of Construction Work (as per Project Architect's certificate by the end of month/quarter		88%
5	Proportion of amount paid till the end of the month/quarter towards land and construction cost vis-à-vis the total estimated cost		85.41%
6	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid		7,873
7	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement		7911 Lacs
8	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.		-38 Lacs



TABLE B

Deetails of RERA Bank Account:

Bank Name	ICICI Bank	
Branch Name	ICICI Bank Branch: Kaclnar Marg, Gurgaon Branch, Central Arcade, DLF City Phnsc-11. Gurgaon-122002	
Account No.	661405600771	
IFSC Code	ICIC0006614	
Opening Balance (as on 1st Oct 2021)	Rs. 70,71,026 (account balance) & Rs. 67,60,754 in Fixed Deposits	1,38,31,780
Collection of Receivables		3,64,43,940
Funds infused by loan / others		-1,00,00,000
Withdrawals during the period		2,65,37,428
Closing Balance(as on 31st Dec 2021)	Rs. 84,34,848 (account balance) & Rs. 53,03,444 in Fixed Deposits	1,37,38,292

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 2021.

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.509957
 Address :- Wazir Nagar, New Delhi
 Contact Details:-9910209303
 Email ID:-man.associate@gmail.com
 UDIN :- 23509957BG5WDY6671
 Date: 22.02.2023
 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.		
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)	1344	Lacs
3	(i) Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	3,026	Lacs
4	(ii) Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	12	
5	Estimated receivables of ongoing project. Sum of (2+3 (ii))	782	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.)	3,808	Lacs
		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 December 2021.

Yours Faithfully,

For MAP And Co.

Chartered Accountants

Firm Registration No.: 0284631



Manish Kumar

(Manish Kumar)

Membership No. 509957

Address :- Wazir Nagar, New Delhi

Contact Details:- 9910209303

Email ID:- man.associate@gmail.com

UDIN :- 23509957BGSWDY6671

Date: 22.02.2023

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	Received amount up to end of reporting period (In Rs.)	Balance amount as on end of reporting period (in Rs.)
1	Tower -E	36	3,783.41		19,26,17,768	15,51,57,802	2,43,66,955
2	Tower -F	36	4,288.33		19,81,09,514	17,50,92,135	1,10,84,893
3	Tower -G	33	3,469.33		15,41,17,151	7,02,58,337	7,83,82,814
4	Tower -H	30	3,111.90		13,51,79,341	8,24,00,890	5,25,93,451
5	Tower -I	33	4,965.08		23,06,37,398	9,44,72,936	13,61,64,461
		168	19,618.05	-	91,06,61,172	57,73,82,100	30,25,92,574

Unsold Inventory Valuation Avg sale price basis 46420 per sq,m

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	0	0.00		-
2	Tower -F	0	0.00		-
3	Tower -G	3	314.08		1,45,79,421.40
4	Tower -H	6	622.38		2,88,90,606.47
5	Tower -I	3	748.71		3,47,54,761.76
		12		0.00	7,82,24,790

