



MK MOHAPATRA & CO.

Chartered Accountants

Annexure C


Chartered Accountants Certificate																															
Report for quarter ending	31 ST MARCH 2023																														
Subject	Certificate for withdrawal of money from separate RERA account at the end of the quarter																														
1.	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter (31.03.2023).																														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Sr. No.</th> <th style="width: 40%;">Particulars</th> <th style="width: 50%;">Information</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Project/phase of the project</td> <td>THE MILLENNIA-3</td> </tr> <tr> <td>2.</td> <td>Location</td> <td>Village Gadolikalan, Sector – 37D, Gurugram-Manesar, Dist. Gurugram, Haryana</td> </tr> <tr> <td>3.</td> <td>Licensed area in acres</td> <td>9.103 acres</td> </tr> <tr> <td>4.</td> <td>Area for registration in acres</td> <td>9.103 acres</td> </tr> <tr> <td>5.</td> <td>HARERA registration no.</td> <td>41 of 2020 dated 09.11.2020</td> </tr> <tr> <td>6.</td> <td>Name of licensee</td> <td>Sternal Buildcon Private Limited</td> </tr> <tr> <td>7.</td> <td>Name of collaborator</td> <td>Sternal Buildcon Private Limited</td> </tr> <tr> <td>8.</td> <td>Name of developer</td> <td>Sternal Buildcon Private Limited</td> </tr> <tr> <td>9.</td> <td>Estimated cost of real estate project</td> <td>32438.37 Lacs</td> </tr> </tbody> </table>	Sr. No.	Particulars	Information	1.	Project/phase of the project	THE MILLENNIA-3	2.	Location	Village Gadolikalan, Sector – 37D, Gurugram-Manesar, Dist. Gurugram, Haryana	3.	Licensed area in acres	9.103 acres	4.	Area for registration in acres	9.103 acres	5.	HARERA registration no.	41 of 2020 dated 09.11.2020	6.	Name of licensee	Sternal Buildcon Private Limited	7.	Name of collaborator	Sternal Buildcon Private Limited	8.	Name of developer	Sternal Buildcon Private Limited	9.	Estimated cost of real estate project	32438.37 Lacs
Sr. No.	Particulars	Information																													
1.	Project/phase of the project	THE MILLENNIA-3																													
2.	Location	Village Gadolikalan, Sector – 37D, Gurugram-Manesar, Dist. Gurugram, Haryana																													
3.	Licensed area in acres	9.103 acres																													
4.	Area for registration in acres	9.103 acres																													
5.	HARERA registration no.	41 of 2020 dated 09.11.2020																													
6.	Name of licensee	Sternal Buildcon Private Limited																													
7.	Name of collaborator	Sternal Buildcon Private Limited																													
8.	Name of developer	Sternal Buildcon Private Limited																													
9.	Estimated cost of real estate project	32438.37 Lacs																													
2.	Details related to inspection are as under																														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="width: 10%;">1.</td> <td style="width: 40%;">Date of certifying withdrawal of money from separate RERA account at the end of the quarter</td> <td style="width: 50%;">24 April 2023</td> </tr> <tr> <td>2.</td> <td>Name of chartered accountant firm/ individual</td> <td>MK MOHAPATRA & CO.</td> </tr> </tbody> </table>	1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	24 April 2023	2.	Name of chartered accountant firm/ individual	MK MOHAPATRA & CO.																								
1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	24 April 2023																													
2.	Name of chartered accountant firm/ individual	MK MOHAPATRA & CO.																													
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;																														





MK MOHAPATRA & CO.
Chartered Accountants

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 31.03.2023)
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	: 24 April 2023	 <p>Yours faithfully,</p> <p>CA JATIN BHANSAL</p>	
Place	: New Delhi		
For (name of CA firm)	: MK MOHAPATRA & CO.		
Partner/ proprietor Membership No.	: 562306		
UDIN	: 23562306BGVETT1965		

MK MOHAPATRA & CO.

Chartered Accountants

Table – A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid (Rs. in lacs)	(%) of total incurred
1.	Land cost	12,196.40	37.60%	3,642.46	25.75%
2.	External Development Charges	1,380.10	4.25%	1,231.54	8.71%
3.	Infrastructure Development Charges	-	-	-	-
4.	Internal Development Works	1,130.87	3.49%	-	-
5.	Cost of construction	16,180.60	49.88%	7,457.04	52.71%
6.	Cost of construction of community facilities & External development work	200.00	0.62%	-	-
7.	Other costs	1,350.40	4.16%	1,815.64	12.83%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost(column-A)				
9.	Total cost incurred and paid of the real estate project (1+2+3+4+5+6+7) of incurred 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/engineer's certificate by the end of month/quarter)				
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.				
12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid i.e. Total authorized withdrawal up till now				





MK MOHAPATRA & CO. Chartered Accountants

13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	13,511.58
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	635.10
Note: - Proportionate land cost for the quarter shall be worked out by dividing the total land cost by total number of quarters in which project is proposed to be completed.		

Figures in Lacs

Table – B		
Details of SEPARATE RERA bank account:		
1.	Bank Name	Yes Bank Limited
2.	Branch Name	Janpath Branch, Delhi-110001
3.	Account No.	013672500000101
4.	IFSC code	YESB0000136
5.	Opening balance at the end of previous quarter (as on 31.12.2022)	161.80
6.	Deposits during the quarter under report	3668.56
7.	Withdrawals during the quarter under report	3105.58
8.	Closing balance at the end of the quarter (as on 31.03.2023)	724.78

For MK MOHAPATRA & CO.
Chartered Accountant



CA JATIN BANSAL
(Partner)
M.No. - 562306
UDIN: 23562306BGVETT1965

Place: New Delhi
Date: 24-04-2023