

**ANNEXURE 6-C**  
**CHARTERED ACCOUNTANTS CERTIFICATE**  
**To whom so ever it may concern**

<b>REPORT FOR QUARTER ENDING</b>	Dec 2021 (Quarter No 4 Of 2021)
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**Subject:** Certificate of progress of construction work:

Name of the Project	"NEAL CITY" located at Village Bhupani, Sector-98, Tehsil & District Faridabad, Haryana
Report for quarter ending *	01.10.2021 to 31.12.2021
RERA Registration No.	HRERA-PKL-FBD-169-2019, DATED 21/10/2019
Projected Date of Completion	31-12-2023
Name of License Holder	M/S. SOHA DEVELOPERS PRIVATE LIMITED
Name of Collaborator	NA
Name of Developer	M/S. SOHA DEVELOPERS PRIVATE LIMITED
DTCP License no.	97 of 2019 dated 31.08.2019
Validity of license upto	30.08.2024

Sir,

1. I/ We 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.

1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	Dec, 2021
2.	Name of chartered accountant firm/individual	Amit Mehra and Company

2. 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 Amit Mehra and Company

Chartered Accountants

FRN: 033604C

CA AMIT MEHRA

(Proprietor)

Membership Number – 511626



*Amit Mehra*

Date: 12/4/23

Place: Faridabad

UDIN - 23511626B4WFFV4411

Table -A

Sr. No	Particulars	Amount (in Rs. Lakhs)	
		Estimated (Column - A)	Incurred & Paid (Column - B)
1.	(I) Land Cost: Cost of land or development rights (as per collaboration agreement), lease premium, lease rent and legal cost	564.63	564.63
	Total land cost	564.63	564.63
	(II) Development Cost/Cost of Construction:	Estimated (Column -A)	Incurred & Paid (Column -B)
	a. (i) Estimated Cost of Construction as certified by Engineer (Column - A)	NA	NA
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority (Column-A)	674.08	
	(iii) Actual Cost of Construction incurred and paid as per the RERA Bank Account/ books of accounts as verified by the CA (column - B)	NA	NA
	(iv) Actual cost of internal services /community facilities paid from RERA bank account/books of accounts as verified by the CA (Column-B) <b>Note: (for adding to total cost of construction incurred, Minimum of (i)+(ii) or (iii)+(iv) is to be considered)</b>		951.47
	(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.	728.63	33.57
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory	1550.00	1154.88

	authority)		
	c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	53.00	0.40
	<b>Total development cost</b>	3570.34	2704.95
2.	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column –A	3570.34	
3.	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column – B	2704.95	
4.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	Not Available	
5.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	75.76%	
6.	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid	(sr. number 2 x sr. number 5) 2704.95	
7.	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement	5085.41	
8.	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.	(-2380.46)	



Table- B

**Details of RERA Bank Account:**

Bank Name	AU Small Finance Bank
Branch Name	Sector 16, Huda Market, Faridabad, Haryana
Account No.	1921211823982450
IFSC Code	AUBL0002118

3. 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 documents till (date) 31.12.2021.
4. 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 Amit Mehra and Company**

**Chartered Accountants**

FRN: 033604C



CA AMIT MEHRA

(Proprietor)

Membership Number – 511626

Date: 12/4/23

Place: Faridabad

UDIN - 23511626BhWFFV4411

**TO WHOM IT MAY CONCERN**

As per the records and information provided to us by M/S. SOHA DEVELOPERS PRIVATE LIMITED having its Registered Office at H-26, First Floor South Extension, Part-1, New Delhi, south Delhi-110049. We here certify that company has incurred the following expenses till 31.12.2021 for development of affordable Residential Plotted Colony Project Namely "**NEAL CITY**" under Deen Dayal Jan Awas over an area measuring 13.588 Acres in the revenue estate of Village Bhupani, Sector-98, Tehsil & District Faridabad, Haryana.

Particulars	Estimated Cost	Already Incurred	Rs in Lacs
			Balance to be incurred
Cost of Land	564.63	564.63	0.00
Estimated Cost of Infrastructure and other Structures including other expenses	674.08	951.47	(-277.39)
Other Costing including EDC. Taxes, Levies etc	1550.00	1154.88	395.12
Other Pre operative exp	781.63	33.97	747.66
<b>Total</b>	<b>3570.34</b>	<b>2704.95</b>	<b>865.39</b>

For Amit Mehra and Company

Chartered Accountants

FRN: 033604C

CA AMIT MEHRA

(Proprietor)

Membership Number - 511626



Date :- 12/4/23

Place :- Faridabad

UOIN - 23511626BHWFFV4411