

Chartered Accountants Certificate<sup>5</sup>

Report for quarter ending 30.09.2022		
Subject		Certificate for withdrawal of money from separate RERA account the quarter ended 30.09.2022
1.	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account	
	<b>Sr. No.</b>	<b>Particulars</b>
		<b>Information</b>
	1.	Project/phase of the project
	2.	Location
	3.	Licensed area in acres
	4.	Area for registration in acres
	5.	HARERA registration no.
	6.	Name of licensee
	7.	Name of collaborator
	8.	Name of developer
	9.	Estimated cost of real estate project
		The Leaf
		Vill. Badha, Sector-85, Tehsil-Manesar
		11.093 Acres
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		23/2019
		Shiva Profins P Ltd
		NA
		SS Group P Ltd
		Rs 45023 Lacs
2.	<b>Details related to inspection are as under</b>	
	Date of certifying withdrawal from separate RERA account at the end of quarter 30.09.2022	20.07.2023
	Name of chartered accountant firm/ individual	Jain, Atul & Associates
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;	
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 30.09.2022)	
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	:	20.07.2023
Place	:	Delhi UDIN- 23505147BGXLSL3823
For (name of CA firm)	:	Jain Atul & Associates
Partner/ proprietor Membership no.	:	M Ship No. 505147 FRN 0030614N
		Yours faithfully,  CA Neetu Jain Signature & name of the Chartered Accountant (in block letters) with stamp

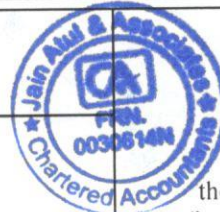


Table - A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in lakhs)	(%) of total project cost	Incurred & paid (Rs in lacs)	(%) of total incurred
1.	<b>Land cost</b>				
	Land Purchase Cost	1226	2.72	Rs 1226 Land Cost - 1188	100 96.86
	License Fees	74	0.16	74	100
	Conversion charges	100	0.22	100	100
2.	External Development Charges,	3559	7.90	3559	100
3.	Infrastructure Development Charges & Infrastructure Augmentation Charges	416	0.92	305	73.32
4.	Internal Development Works	6390	14.19	6399	100
5.	Cost of construction	22281	49.50	21583	96.86
6.	Cost of construction of community facilities	548	1.22	525	95.80
7.	Other costs	10429	23.17	7840	75.17
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)			Rs 45023 Lakh	
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)			Rs 41573 Lakh	



10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	% 96.86%
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	sr.no. 9/ sr. no. 8 ----- 92.33%
12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	sr. no. 8 x sr. no. 11 – Rs 41573 lakhs
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	Rs 31764 lakhs
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	Rs 9809 lakhs

Note.—1. Proportionate land cost shall be based on the total land cost in proportion of construction cost incurred against total construction cost or actual paid land cost, whichever is lesser  
2. Total estimated and total cost incurred is inclusive of administrative, finance and marketing cost. Till previous quarter the same being submitted excluding the same.

Table – B

Details of RERA bank account:

1.	Bank name	State Bank of India
2.	Branch name	Naraina Industrial Area, Delhi
3.	Account no.	39585561777
4.	IFSC code	SBIN0003876
5.	Opening balance	1190.58 Lakh
6.	Deposits during the period quarter ended 30.09.2022	5199.43 Lakh
7.	Withdrawals during the quarter	4100.00 Lakh
8.	Closing balance at the end of the quarter (as on 30.09.2022)	2290.01 Lakh

