



MK MOHAPATRA & CO.

CHARTERED ACCOUNTANTS

Annexure C

| Chartered Accountants Certificate | | |
|-----------------------------------|---|--|
| Report for quarter ending | | 30 th JUNE 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 30.06.2023. | |
| Sr. No. | Particulars | Information |
| 1. | Project/phase of the project | Sunrise, The Premium Floor |
| 2. | Location | Sector - 35 , Karnal, Haryana |
| 3. | Licensed area in acres | 6.5104 Acres |
| 4. | Area for registration in acres | 6.5104 Acres |
| 5. | HARERA registration no. | 269 of 2017 dated 09.10.2017 |
| 6. | Name of licensee | Rose Building Solutions Pvt Ltd. |
| 7. | Name of collaborator | NA |
| 8. | Name of developer | Rose Building Solutions Pvt Ltd. |
| 9. | Estimated cost of real estate project | 6943.00 Lacs |
| 2. | Details related to inspection are as under | |
| 1. | Date of certifying withdrawal of money from separate RERA account at the end of the quarter | 20 July 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; | |



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Shahdara, Delhi-32



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| | |
|----|--|
| 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 30.06.2023. |
| 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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 | : 20 July 2023 | Yours faithfully,  CA JATIN BANSAL |
| Place | : New Delhi | |
| For (name of CA firm) | : MK MOHAPATRA & CO. | |
| Partner/ proprietor Membership No. | : 562306 | |
| UDIN | : 23562306BGVFBV9435 | |

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 lakhs) | (%) of total incurred |
| 1. | Land cost | 1300.00 | 18.72% | 1197.20 | 15.61% |
| 2. | External Development Charges & Other Approval Charges | 190.00 | 2.74% | 196.40 | 2.56% |
| 3. | Infrastructure Development Charges | - | - | - | - |
| 4. | Internal Development Works | - | - | - | - |
| 5. | Cost of construction | 4253.00 | 61.26% | 5124.04 | 66.80% |
| 6. | Cost of construction of community facilities | - | - | - | - |
| 7. | Other costs | 1200.00 | 17.28% | 1152.80 | 15.03% |
| 8. | Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost(column-A) | | | | 6943.00 |
| 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) | | | | 7670.44 |
| 10. | Percentage of completion of construction work (as per project architect/engineer's certificate by the end of month/quarter) | | | | 100.00% |
| 11. | Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost. | | | | 100% |
| 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 | | | | 7670.44 |



| | | |
|--|---|----------|
| 13. | Less amount withdrawn till date of this certificate as per the books of accounts and bank statement | 5,315.33 |
| 14. | Net amount which can be withdrawn from the separate RERA bank account under this certificate | 2,355.11 |
| 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 | ICICI Bank Ltd |
| 2. | Branch Name | Unitech Trade Centre, 05 A, Sector Rd, Sushant Lok Phase I, Gurugram, Haryana 122002 |
| 3. | Account No. | 777705031411 |
| 4. | IFSC code | ICIC0000314 |
| 5. | Opening balance at the end of previous quarter (as on 01.04.2023) | 29.74 |
| 6. | Deposits during the quarter under report | 36.00 |
| 7. | Withdrawals during the quarter under report | 24.41 |
| 8. | Closing balance at the end of the quarter (as on 30.06.2023) | 18.16 |

For MK MOHAPATRA & CO.
Chartered Accountant



CA JATIN BANSAL
(Partner)
M.No. - 562306
UDIN: 23562306BGVFBV9435

Place: New Delhi
Date: 20 July 2023