



**Sandeep R K Gupta & Co.**  
**Chartered Accountants**

Q-423, First Floor, South City-I  
Gurgaon-122001 Haryana  
Tel : 0124-4013281, 9810723281  
E-mail : cagupta@cagupta.com

**Subject: - Certificate for withdrawal of money from separate RERA account**

I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter Sep, 2023.

Sr. No	Particular	Information
1.	Project/Phase of the project	South Avenue
2.	Location	Sector 92, Gurugram
3.	Licensed area in acres	8.76875 Acres
4.	Area for registration in acres	2.45625 Acres
5.	HARERA registration no.	23 of 2020
6.	Name of Licensee	GLS Infraprojects Pvt. Ltd.
7.	Estimated cost of real estate project	80.12 Cr

**Details related to Inspection are as under**

Sr. No	Particular	Information
1.	Date of certifying withdrawal of money from separate RERA Account at the end of the Quarter	
2.	Name of Chartered Accountant firm/individual	Sandeep Gupta

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 as annexure A & Annexure B

This Certificate is being issued as per 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 projects/ phase under reference and is based on the records and documents produced before me and explanation 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<sup>th</sup> Sep, 2023.

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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges and other expenditure of the company. All statutory approvals as applicable on promoters are also valid on date.

For Sandeep R K Gupta & Co.  
Chartered Accountants

Sandeep Gupta  
Proprietor

M.No.:505263

Dated: October 14, 2023

Place: Gurugram

UDIN: 23505963B6XWB1M6411



Annexure –A  
PROJECT COST DETAILS

S. No.	Particulars	Estimated ( Column –A)		Incurred ( Column –B)	
		Amount ( Rs. Cr	% of Total Project Cost	Amount Incurred & Paid#	% of total Incurred
1	Land Cost/Collaboration Charges	18.17	22.68	18.17	25.27
2.	External Development Charges	2.93	3.66	2.35	3.26
3.	Infrastructure development Charges	0.00	0.00	0.00	0.00
4.	Internal Development Works	2.70	3.37	0.00	0.00
5.	Cost of Construction	46.62	58.19	46.82	65.11
6.	Cost of Construction of Community facilities	0.00	0.00	0.00	0.00
7	Other Cost	9.70	12.11	4.58	6.36
8	Total Estimated cost of the real estate projects ( 1+2+3+4+5 +6+7) of Estimated cost ( Column A)	80.12	100.00		
9	Total cost Incurred and paid of the real estate projects (1+2+3 + 4+5+6+7) of Incurred and paid Estimated cost ( Column B) taking into Account the proportionate land cost, this in effect allows the promoter to withdraw the proportionate land cost component of construction			71.91	100.00
10	% of completion of construction of construction work (As per project Architect's Certificate by the end of month/Quarter)	95%			
11	Proportion of the amount paid till the end of month/quarter towards land & construction cost vis a vis the total estimated cost.( Sr no/. 9/Sr. no. 8)		89.75		
12	Amount which can be withdrawn from separate RERA Bank Account total estimated cost x proportion of cost incurred and paid			71.91	
13	Less Amount withdrawn till date of this certificate as per the books of accounts and bank statement*			56.08	
14	Net amount which can be withdrawn from separate RERA Bank Account under this certificate			15.83	

\* Amount refund to customer along with application money/cancellation not consider in withdrawn from RERA Accounts.

# Expenditure incurred and advance given as per books of accounts.



ANNEXURE – B

DETAILS OF RERA BANK ACCOUNT (New Account)		
Sr. No.	Particular	Remarks
1	Bank Name	STATE BANK OF INDIA
2	Branch Name	SECTOR-32,GURGAON
3	Account No.	41611751562
4	IFSC Code	SME OKHLA NEW DELHI
5	Opening Balance (as on 01.07.2023)	0.268 Crores
6	Deposits during the Quarter under report	5.700 Crores
7	Withdrawals during the quarter under report	5.929 Crores
8	Closing Balance (as on 30.09.2023)	0.039 Crores

