

MAP & Co.

Chartered Accountants

ANNEXURE 6 C CHARTERED ACCOUNTANT CERTIFICATE

To Whom It May Concern

Report for the quarter ending

Sep-22

Subject :- Certificate for withdrawal of money from separate RERA account at the end of the quarter.

S. No.	Particulars	Information
1.	Project/ Phase of the project	La Regencia Phase II
2.	Location	Panipat, Sector-19, Haryana-132103
3.	Area in Acres	4.367 Acres
4.	HARERA Registration No.	HRERA-PKL-PNP-46-2018
5.	Name of Licensee	Stanza Developers and Infrastructure Private Limited
6.	Name of Collaborator	Stanza Developers and Infrastructure Private Limited
7.	Name of Developer	Astrum Value Homes Private Limited
8.	Cost of real estate project	Rs. 9217 Lakhs

Sir,

I 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.

Date of certifying withdrawal of money from separate RERA account at the end of the quarter

30th Sep 2022

Name of Chartered Accountant Firm

MAP And Co.

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 Map & Co.
Chartered Accountants

Manish Kumar

(Partner)

M.No.-509957

FRN.- 028463N

Place: New Delhi

Date: 22/07/2023

Place: New Delhi

UDIN :- 23509957BGSWJL1895



TABLE A

Sl. NO.	Particulars	Estimated in (Column -A) in Rs.	Incurring & Paid (Column-B)(in Rs.)
1	(I) LAND COST Cost of land or development rights (as per Collobarion agreement), lease premium, lease rent and legal cost	Rs. 525 Lacs	Rs. 525 Lacs
	TOTAL LAND COST	Rs. 525 Lacs	525 Lacs
	(II) DEVELOPMENT COST/COST OF CONSTRUCTION		
	(a) (i) Estimated cost of construction as certified by Engineer (Column -A)	Rs.6,600 Lacs	
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority(Column-A)	Rs.1,001 Lacs	
	(iii) Actual Cost of Construction .incurred and paid as per the RERA Bank Account/books of accounts as verified by the CA(column-B)		5,812.94 Lacs
	(iv) Actual cost of internal services/community facilities paid from RERA bank account/books of accounts as verified by the CA(Column-B)		495.53 Lacs
	Note-(for adding to total cost of construction incurred, Minimum of (i)+(ii) or (iii)+(iv) is to be considered)		
	(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.	Rs. 900 Lacs	780.79 Lacs
	(b) Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	100 Lacs	59.64 Lacs
	(c) Interest paid to financial institutions, scheduled banks, non-banking financial institution(NBFC) or money lenders on construction funding or money borrowed for construction	Rs. 1,900 Lacs	1,423.64 Lacs
	TOTAL DEVELOPMENT COST	10501	8573 Lacs
2	TOTAL ESTIMATED COST OF THE REAL ESTATE PROJECT	11026 Lacs	
3	TOTAL COST INCURRED AND PAID OF THE PROJECT		9098 Lacs
4	Percentage of completion of Construction Work (as per Project Architect's certificate by the end of month/quarter		86.7%
5	Proportion of amount paid till the end of the month/quarter towards land and construction cost vis-à-vis the total estimated cost		84.09%
6	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid		9,556
7	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement		686 Lacs
8	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.		8,870 Lacs



TABLE B

Details of RERA Bank Account:

Bank Name	ICICI Bank	
Branch Name	ICICI Bank Branch: Kachnar Marg, Gurgaon Branch, Central Arcade, DLF City Phnse-11. Gurgaon-122002	
Account No.	661405600771	
IFSC Code	ICIC0006614	
Opening Balance (as on 1st July 2022)	Rs. 34,70,465 (account balance) & Rs. 116,87,850 in Fixed Deposits	1,51,63,875
Collection of Receivables (net of refunds)		6,85,96,559
Funds infused by loan / others		-25,00,000
Withdrawals during the period		5,59,12,557
Closing Balance(as on 30th Sep 2022)	Rs. 1,26,44,467 (account balance) & Rs. 126,97,850 in Fixed Deposits	2,53,47,877

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 document still 31st March 2021.
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 Map & Co.
Chartered Accountants

Manish Kumar
Manish Kumar
(Partner)
M.No.-509957
FRN.- 028463N



Place: New Delhi
Date: 22/07/2023
Place: New Delhi

UDIN :- 23509957BG5WJL1895

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

S.No.	Particulars	Remarks	
1	Estimated balance cost to be incurred for completion of the real estate project.	1928	Lacs
2	Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by chartered accountant based upon verification of books of accounts)	2,784	Lacs
3	(i) Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	2	
4	(ii) Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	166	Lacs
5	Estimated receivables of ongoing project. Sum of (2+3 (ii))	2,950	Lacs
6	Amount to be deposited in separate RERA Bank Account-70% or 100% (If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in RERA Bank Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.)	1,928	Lacs

This certificate is being issued as per the requirement of compliance in accordance with RERA Acts/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 31st March 2021.

Yours Faithfully,
For Map & Co.
Chartered Accountants

Manish Kumar
Manish Kumar
(Partner)

M.No.-509957

FRN.- 028463N

Place: New Delhi

Date: 22/07/2023

Place: New Delhi

UDIN :- 23509957BG5WJL1895



ANNEXURE A

**Statement for calculation of Receivables from the Sales of the ongoing real estate project:
Booked Inventory In case of Group, Housing Colony**

S. No.	Tower No.	No. of Flats/Apartments	Carpet Area in Sqm	Area of Exclusive balcony/ Veranda/ Covered Car parking (Sq. Mts.)	Total unit conslderatlo n amount as per agreement/ letter of	Received amount up to end of reporting period (in Rs.)	Balance amount as on end of reporting period (in Rs.)
1	Tower -E	36	3,783.41		19,26,17,768	16,59,53,210	1,06,58,666
2	Tower -F	36	4,288.33		19,78,00,402	18,41,62,135	-20,78,717
3	Tower -G	36	3,783.41		17,19,77,155	9,82,17,285	6,08,04,522
4	Tower -H	35	3,631.72		16,25,38,836	11,26,77,174	4,80,05,835
5	Tower -I	35	5,464.22		26,56,73,935	10,46,69,584	16,10,04,351
		178	20,951.09		99,06,08,096	66,56,79,387	27,83,94,658

Unsold Inventory Valuation Avg sale price basis 47282 per sq,m

S. No.	Tower No.	No. of Flats/Apartments	Carpet Area in Sqm	Area of Exclusive balcony/ Veranda/ Covered Car parking (Sq. Mts.)	Estimated Amount of Sales Proceeds
1	Tower -E	0	0.00		-
2	Tower -F	0	0.00		-
3	Tower -G	0	0.00		-
4	Tower -H	1	102.56		48,49,253.26
5	Tower -I	1	249.57		1,18,00,145.36
		2	352.13	0.00	1,66,49,399

