



## Chartered Accountants Certificate

<b>Report for quarter ending</b>	31 <sup>st</sup> Dec, 2021 (01.10.2021 to 31.12.2021)	
<b>Subject</b>	Certificate for withdrawal of money from separate RERA account	
1. We have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter 31 <sup>st</sup> Dec, 2021		
<b>Sr. No.</b>	<b>Particulars</b>	<b>Information</b>
1.	Project/phase of the project	TULIP CITY (PHASE-1)
2.	Location	VILLAGE REVLI, SECTOR-17, SONIPAT, HARYANA
3.	Licensed area in acres	10.006 Acres
4.	Area for registration in acres	10.006 Acres
5.	HARERA Registration no.	PKL-SNP-230-2021
6.	Name of Licensee	M/s Gee City Builders Private Limited
7.	Name of collaborator	Not Applicable
8.	Name of Developer	M/s Creative Buildwell Private Limited
9.	Estimated cost of real estate project	Rs. 4,599 Lacs (This include future cost escalation and contingencies)
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	10 <sup>th</sup> Nov, 2023
2.	Name of chartered accountant firm/ individual	CA Sourav Garg
3.	We certify withdrawal of money from separate RERA account at the end of the year 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 31<sup>st</sup> Dec, 2021
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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 valid on date.

This Certificate is issued without any commitment, whether financial or otherwise to any bank or financial institution, by whatever name called

For K N S G & Co LLP  
Chartered Accountants  
FRN 025315N/N500106

*Sourav Garg*



CA Sourav Garg  
M. No. 545783  
Place: Bhatinda  
UDIN: 23545783BGVJVO9908  
Date 10<sup>th</sup> Nov, 2023  
Place: Bhatinda

**Table-A**  
**Project Cost Detail**

Sr. No	Particulars	Estimated Column-A		Column- B	
		Amount (in Lac)	% of Total Project Cost	Incurred & Paid	% of Total Cost Incurred
1	Land Cost	1,803	39.21%	1,558	52.58%
2	Other Cost including EDC, Taxes, Levies etc	1,948	42.37%	1,066	35.98%
3	Estimated Cost of Infrastructure and other structure	847	18.42%	339	11.43%
4	Cost of construction	-	0.00%	-	0.00%
5	Total estimated cost of the real estate project (1+2+3+4) of estimated cost (column-A)	4598.72			
6	Total cost incurred and paid of the real estate project (1+2+3+4) 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)	2963.00			
7	Percentage of completion of construction work (as per project engineer certificate by the end of quarter)	75.00%			
8	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	64.43%			
9	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid i.e. Total authorised withdrawal up till now	2963.00			
10	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	638.90			
11	Net amount which can be withdrawn from the separate RERA bank account under this certificate	2324.10			

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.



**Table-B**

**Details of Separate RERA Bank Account:**

1	Bank Name	ICICI Bank Ltd
2	Branch Name	M G Road, Gurgaon
3	Account Number	433305500070
4	IFSC Code	ICIC0004333
5	Opening Balance at the end of previous quarter as on 01st Oct, 2021	0.00
6	Deposit under the quarter under report	26,843,614.40
7	Withdrawals during the quarter under report	26,843,614.40
8	Closing Balance at the end of the quarter as on 31st Dec, 2021	0.00

