

## Annexure C

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Chartered Accountants Certificate<sup>5</sup>

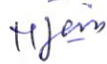
|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                           |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Report for quarter ending 30.09.2023 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                           |
| Subject                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Certificate for withdrawal of money from separate RERA account the quarter ended 30.09.2023                                                                                                               |
| 1.                                   | I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                           |
| Sr. No.                              | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Information                                                                                                                                                                                               |
| 1.                                   | Project/phase of the project                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | SS 100                                                                                                                                                                                                    |
| 2.                                   | Location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Sector -49 Gurgaon Haryana                                                                                                                                                                                |
| 3.                                   | Licensed area in acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 160.60 Acres                                                                                                                                                                                              |
| 4.                                   | Area for registration in acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1.334 Acres                                                                                                                                                                                               |
| 5.                                   | HARERA registration no.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 21/2020                                                                                                                                                                                                   |
| 6.                                   | Name of licensee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | SS Group P Ltd & Others                                                                                                                                                                                   |
| 7.                                   | Name of collaborator                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Uppal Housing P Ltd                                                                                                                                                                                       |
| 8.                                   | Name of developer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | SS Group P Ltd                                                                                                                                                                                            |
| 9.                                   | Estimated cost of real estate project                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Rs 12935 Lacs                                                                                                                                                                                             |
| 2.                                   | Details related to inspection are as under                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                           |
|                                      | Date of certifying withdrawal of money from Separate RERA account at the end of the quarter 30.09.2023                                                                                                                                                                                                                                                                                                                                                                                                        | 30/12/2023                                                                                                                                                                                                |
|                                      | 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 30.09.2023) |                                                                                                                                                                                                           |
| 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                                 | : 30.12.2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yours faithfully,<br><br>CA Neetu Jain<br>Signature & name of the Chartered Accountant (in block letters) with stamp |
| Place                                | : Delhi                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                           |
| UDIN                                 | : 23505147 BGXLTL7697                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                           |
| For (name of CA firm)                | : Jain Atul & Associates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                           |
| Partner/ proprietor Membership no.   | M Ship No 505147<br>F'R No 0030614N                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                           |



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.                             | <b>Land cost</b>                                                                                |                        |                           |                                          |                       |
|                                | Land Purchase Cost                                                                              | 31                     | 0.25                      | Incurred & Paid<br>Rs 31 lakh            | 100.00                |
|                                |                                                                                                 |                        |                           | Proportionate<br>Land Cost 12.76<br>Lakh | 41.17                 |
|                                | License Fees                                                                                    | 454                    | 3.51                      | 284                                      | 62.56                 |
|                                | Conversion charges                                                                              | 79                     | 0.61                      | 40                                       | 50.63                 |
|                                | Infrastructure Augmentation Charge                                                              | 283                    | 2.19                      | 142                                      | 50.18                 |
| 2.                             | External Development Charges                                                                    | 649                    | 5.01                      | Nil                                      | Nil                   |
| 3.                             | Infrastructure Development Charges                                                              | 94                     | 0.73                      | Nil                                      | Nil                   |
| 4.                             | Internal Development Works                                                                      | 67                     | 0.52                      | Nil                                      | Nil                   |
| 5.                             | Cost of construction                                                                            | 8502                   | 65.72                     | 3500.08                                  | 41.17                 |
| 6.                             | Cost of construction of community facilities                                                    | Nil                    | Nil                       |                                          |                       |
| 7.                             | Other costs                                                                                     | 2776                   | 21.46                     | 611.63                                   | 22.03                 |
| 8.                             | Total estimated cost of the real estate project<br>(1+2+3+4+5+6+7) of estimated cost (column-A) | Rs 12935 Lakh          |                           |                                          |                       |
| 9.                             | Total cost incurred and paid of the real estate project<br>(1+2+3+4+5+6+7) of incurred          | Rs 4590.47 Lakh        |                           |                                          |                       |



|                                                                                                                                                                                                        |                                                                                                                                                                             |                                          |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|--|--|
|                                                                                                                                                                                                        | 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) |                                          |  |  |
| 10.                                                                                                                                                                                                    | <b>Percentage of completion of construction work</b> (as per project architect's certificate by the end of month/quarter)                                                   | 41.17%                                   |  |  |
| 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 ----- 35.49%         |  |  |
| 12.                                                                                                                                                                                                    | <b>Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid</b>                                       | sr. no. 8 x sr. no. 11 – Rs 4590.47 Lakh |  |  |
| 13.                                                                                                                                                                                                    | <b>Less amount withdrawn till date of this certificate as per the books of accounts and bank statement</b>                                                                  | Rs Nil                                   |  |  |
| 14.                                                                                                                                                                                                    | <b>Net amount which can be withdrawn from the separate RERA bank account under this certificate</b>                                                                         | Rs 4590.47 Lakh                          |  |  |
| <b>Note.</b> — 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 |                                                                                                                                                                             |                                          |  |  |

| Table – B                     |                                                     |                                |
|-------------------------------|-----------------------------------------------------|--------------------------------|
| Details of RERA bank account: |                                                     |                                |
| 1.                            | Bank name                                           | State Bank of India            |
| 2.                            | Branch name                                         | Naraina Industrial Area, Delhi |
| 3.                            | Account no.                                         | 38926760720                    |
| 4.                            | IFSC code                                           | SBIN0003876                    |
| 5.                            | Opening balance                                     | Nil                            |
| 6.                            | Deposits during the period quarter ended 31.03.2023 | Nil                            |
| 7.                            | Withdrawals during the quarter                      | Nil                            |
| 8.                            | Closing balance at the end of the quarter           | Nil                            |

