

Chartered Accountants Certificate⁵

Report for quarter ending 30.09.23		
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	The Leaf
2.	Location	VIII. Badha, Sector-85, Tehsil-Manesar
3.	Licensed area in acres	11.093 Acres
4.	Area for registration in acres	11.093 Acres
5.	HARERA registration no.	23/2019
6.	Name of licensee	Shiva Profins P Ltd
7.	Name of collaborator	NA
8.	Name of developer	SS Group P Ltd
9.	Estimated cost of real estate project	Rs 45696 Lacs
2.	Details related to inspection are as under	
	Date of certifying withdrawal from separate RERA account at the end of quarter 30.09.2023	02.01.2024
	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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 02.01.2024	 Yours faithfully, CA Neetu Jain Signature & name of the Chartered Accountant (in block letters) with stamp
Place UDIN	: Delhi 24505147BKATPS8195	
For (name of CA firm)	: Jain Atul & Associates	
Partner/ proprietor Membership no.	: M Ship No 505147 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 lacs)	(%) of Total Incurred
1.	Land cost				
	Land Purchase Cost	1226	2.68	Rs 1226 Land Cost – 1226	100
	License Fees	74	0.16	74	100
	Conversion charges	100	0.22	100	100
2.	External Development Charges,	3559	7.79	3559	100
3.	Infrastructure Development Charges & Infrastructure Augmentation Charges	416	0.91	416	100
4.	Internal Development Works	6439	14.09	6508	100
5.	Cost of construction	22905	50.13	23330	100
6.	Cost of construction of community facilities	548	1.20	548	100
7.	Other costs	10429	22.82	11091	100
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	Rs 45696 Lakh			
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)	Rs 46852 Lakh			



10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	100%
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 — 100 %
12.	Amount which can be withdrawn from the separate RERA bank account.	Rs 52249.47 lakhs Deposited in 70% Account Withdrawn Limited (Rs. 52249.47 * 100%)=52249.47
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	Rs 50914.00 Lakhs
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	Rs. 1335.47 Lakhs
<p>Note.—1. 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</p> <p>2. Estimated cost revised during the quarter wherever required.</p>		

Table – B		
Details of RERA bank account:		
1.	Bank name	State Bank of India
2.	Branch name	Naraina Industrial Area, Delhi
3.	Account no.	39585561777
4.	IFSC code	SBIN0003876
5.	Opening balance	2541.41 Lakh
6.	Deposits during the quarter (01.07s .23 TO 30.09.23)	3068.48 Lakh
7.	Withdrawals during the quarter (01.07.23 TO 30.09.23)	4705.00 Lakh
8.	Closing balance at the end of the quarter (as on 30.09.2023)	904.89 Lakh

