


Chartered Accountants Certificate		
Report for period ending up to 30.09.2023		
Subject		Certificate for withdrawal of money from separate RERA account the period 30.09.2023.
1.	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account the period 30.09.2023	
Sr. No.	Particulars	Information
1.	Project/phase of the project	SS High Point
2.	Location	Vill. Badha, Sector-86, Tehsil-Manesar
3.	Licensed area in acres	2.80625 Acres
4.	Area for registration in acres	2.80625 Acres
5.	HARERA registration no.	36/2019
6.	Name of licensee	North Star Towers P Ltd, Matrix Buildwell P Ltd
7.	Name of collaborator	SS Group P Ltd
8.	Name of developer	NA
9.	Estimated cost of real estate project	Rs 18204 Lacs
2.	Details related to inspection are as under	
	Date of certifying withdrawal of money from separate RERA account at the end of the period 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	 <p>Yours faithfully, CA Neetu Jain Signature &amp; name of the Chartered Accountant in block letters) with stamp</p>
Place UDIN	: Delhi 24505147BKATPP4154	
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.	<b>Land cost</b>				
	Land Purchase Cost	802	4.41	417.44 (Proportionate amount of total land cost paid Rs 802 Lakhs)	52.05
	License Fees/Conversion charges	1608	8.83	1608	100
2.	License Fees, External Development	1949	10.71	1461.23	74.97
3.	A) Infrastructure Development Charges	284	1.56	210.87	74.25
	B) Infrastructure Augmentation Charges	294	1.61	294	100
4.	Internal Development Works	1827	10.03	228.61	12.51
5.	Cost of construction	6873	37.76	3577.36	52.05
6.	Cost of construction of community facilities	Nil	Nil	Nil	Nil
7.	Other costs	4567	25.09	998.66	21.87
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	Rs 18204 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 8796.17 Lakh			



10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	% 52.05 %
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 — 48.32 %
12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	sr. no. 8 x sr. no. 11 – Rs 8796.17 Lakh
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	Rs 1214.08 Lakh
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	Rs 7582.09 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
3.	Account no.	38520486166
4.	IFSC code	SBIN0003786
5.	Opening balance	1,40,000/-
6.	Deposits (During the period from 01.07.23 to 30.09.23)	34,71,371/-
7.	Withdrawals (During the period from 01.07.23 to 30.09.23)	20,78,000/-
8.	Closing balance at the end of the report (as on 30.09.2023)	15,33,371/-

