



Subject: - Certificate for withdrawal of money from separate RERA account at the end of the Quarter I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter December 31, 2023.

| Sr. No | Particular | Information |
|--------|---------------------------------------|---------------------------------------|
| 1. | Project/Phase of the project | Urban Cubes 71 |
| 2. | Location | Sector 71, Gurugram |
| 3. | Licensed area in acres | 2.65 Acres |
| 4. | Area for registration in acres | 2.65 Acres |
| 5. | HARERA registration no. | 57 of 2021 |
| 6. | Name of Licensee | Whiteland Corporation Private Limited |
| 7. | Estimated cost of real estate project | 60.83 Cr (See Note) |

Note: Estimated Cost has been revised From Rs 51.96 Cr. To Rs 60.83 Cr

Details related to Inspection are as under

| Sr. No | Particular | Information |
|--------|---|-------------|
| 1. | Date of certifying withdrawal of money from separate RERA Account at the end of the Quarter | |
| 2. | Name of Chartered Accountant firm/individual | Shiv Bansal |

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 as annexure A & Annexure B

This Certificate is being issued as per 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 projects/ phase under reference and is based on the records and documents produced before me and explanation 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 31st December 2023.

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to above, Based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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 promoters are also valid on date.

Shiv Bansal
Membership No.500273
Chartered Accountants



Date: January 12, 2024
Place: Gurugram
UDIN: 24500273BKARBH9177

Annexure –A
PROJECT COST DETAILS

| S. No. | Particulars | Estimated (Column –A) | | Incurred (Column –B) | |
|--------|--|------------------------|-------------------------|--------------------------------|---------------------|
| | | Amount (Rs. Cr | % of Total Project Cost | Amount Incurred & Paid (Rs Cr) | % of total Incurred |
| 1 | Land Cost/Collaboration Charges | 23.50 | 38.12 | 23.50 | 100.00 |
| 2. | External Development Charges | 11.04 | 17.91 | 6.78 | 61.39 |
| 3. | Infrastructure development Charges | 1.61 | 2.61 | 1.61 | 100.00 |
| 4. | Internal Development Works | 15.50 | 25.14 | 15.35 | 99.03 |
| 5. | Cost of Construction | - | - | 0.00 | 0.00 |
| 6. | Cost of Construction of Community facilities | - | - | 0.00 | 0.00 |
| 7 | Other Cost | 10.00 | 16.22 | 15.68* | 156.78 |
| 8 | Total Estimated cost of the real estate projects (1+2+3+4+5 +6+7) of Estimated cost (Column A) | 61.65 | 100.00 | | |
| 9 | Total cost Incurred and paid of the real estate projects (1+2+3 + 4+5+6+7) of Incurred and paid Estimated cost (Column B) taking into Account the proportionate land cost, this in effect allows the promoter to withdraw the proportionate land cost component of construction | | | 62.92 | |
| 10 | % of completion of construction of construction work (As per project Architect's Certificate by the end of month/Quarter) | 97.4% | | | |
| 11 | Proportion of the amount paid till the end of month/quarter towards land & construction cost vis a vis the total estimated cost.(Sr no/. 9/Sr. no. 8) | | 92.64%** | | |
| 12 | Amount which can be withdrawn from separate RERA Bank Account total estimated cost x proportion of cost incurred and paid | | | 62.92 | |
| 13 | Less Amount withdrawn till date of this certificate as per the books of accounts and bank statement | | | 44.76 | |
| 14 | Net amount which can be withdrawn from separate RERA Bank Account under this certificate | | | 18.16 | |

*Other cost inclusive of Fixed Deposit for Rs. 581.14 lakhs towards BG/given in the RERA/DTEP etc.

** Said percentage is calculated after excluding FD amount of Rs 581.14 lacs from the total cost incurred.

*** Other Cost also includes the expenses which has been debited to the revenue expense account.



ANNEXURE – B

| DETAILS OF RERA BANK ACCOUNT | | |
|------------------------------|---|---------------------------------|
| Sr. No. | Particular | Remarks |
| 1 | Bank Name | ICICI BANK LIMITED |
| 2 | Branch Name | GURU DRONACHARYA MARG, GURUGRAM |
| 3 | Account No. | 245105001472 |
| 4 | IFSC Code | ICIC0002451 |
| 5 | Opening Balance at the end of the previous Quarter (as on 01.10.2023) | 0.44 Crores |
| 6 | Deposits during the Quarter under report | - |
| 7 | Withdrawals during the quarter under report | - |
| 8 | Closing Balance at the end of the Quarter (as on 31.12.2023) | 0.44 Crores |

