

## Certificate

Report for quarter ending

31<sup>st</sup> Dec, 2023

Subject

Certificate for withdrawal of money from separate RERA account at the end of the quarter

1. We have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter dated 31st Dec 2023

Sr. No.	Particulars	Information
1.	Project/phase of the project	Suncity Avenue 76, Affordable Residential Group Housing Colony,
2.	Location	Sector 76 Gurugram
3.	Licensed area in acres	10 Acre,
4.	Area for registration in acres	10 Acre,
5.	HARERA registration no.	78 of 2019 - (RC/REP/HARERA/GGM/384/116/2019/78 dated 23.12.2019)
6.	Name of licensee	Suncity Projects Pvt. Ltd
7.	Name of collaborator	NA
8.	Name of developer	Suncity Projects Pvt. Ltd.
9.	Estimated cost of real estate project	Rs 20709.48 Lakh

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	11.01.2024
2.	Name of chartered accountant firm/ individual	HPMS & ASSOCIATES

3. We 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;

MANMOH  
AN SINGH  
RAWAT

Digitally signed by MANMOH AN SINGH RAWAT  
DN: cn=MANMOH AN SINGH RAWAT, o=HPMS & ASSOCIATES, email=ca.mohanrawat@gmail.com, c=IN  
Date: 2024.01.11 12:02:10 +05'30'

For Suncity Projects Pvt. Ltd.

*Keelai*

Auth. Signatory

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 dated 31 <sup>st</sup> Dec 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 11.01.2024	Yours faithfully, MANMOHAN SINGH RAWAT CA MANMOHAN S RAWAT
Place	: Delhi	
For (name of CA firm)	: HPMS & ASSOCIATES	
Partner/ proprietor Membership no.	: 509522	

For Suncity Projects Pvt. Ltd.

*Sheerai*  
Auth. Signator



[illegible]

Sr. No.	Particulars	Estimated (column - A)		Expenses Incurred (Provisional) (column - B)	
		Amount (Rs. in lakh)	(%) of total project cost	Incurred	(%) of total incurred
1.	Land cost(including COD)	6840	33.03%	6840.00	28.60%
2.	External Development Charges	-	-	-	-
3.	Infrastructure Development Charges	-	-	-	-
4.	Internal Development Works	2820	13.62%	3517.68	14.71%
5.	Cost of construction	10593.11	51.15%	13182.12	55.11%
6.	Cost of construction of community facilities	231.29	1.12%	-	-
7.	Other costs without financial cost	225	1.09%	377.70	1.58%
8.	Total estimated cost of the real estate project without financial cost (1+2+3+4+5+6+7) of estimated cost (column-A)	20709.48			
9.	Total cost incurred 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)	23917.50			
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.	115.49%			
12.	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	23917.50			

MANMOH  
AN SINGH  
RAWAT

For Suncity Projects Pvt. Ltd.

Auth. Signatory

13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	21583.70
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	2333.80

Table - B		
Details of SEPARATE RERA bank account:		
1.	Company Name:	Essel Housing Projects Pvt. Ltd
2.	Project Name:	Platinum Tower
3.	Bank name	ICICI BANK LTD
4.	Branch name	Phelps Building, CP, New Delhi.
5.	Account no.	777705225019
6.	IFSC code	ICIC00000007
7.	Opening balance at the end of previous quarter (as on 01.10.2023)	8.45 Lakh
8.	Deposits during the quarter under report	2264.82 Lakh
9.	Withdrawals during the quarter under report	1849.07 Lakh
10.	Closing balance at the end of the quarter (as on 31.12.2023)	424.20 Lakh

MANMOH  
AN SINGH  
RAWAT

Digital Signature of MANMOH AN SINGH RAWAT  
DN: cn=MANMOH AN SINGH RAWAT, o=Suncity Projects Pvt. Ltd., email=manmohan.singh@esselgroup.com, postalCode=110002, serialNumber=1, c=IN  
c=IN, o=Suncity Projects Pvt. Ltd., email=manmohan.singh@esselgroup.com, postalCode=110002, serialNumber=1, c=IN

For Suncity Projects Pvt. Ltd.

*Phera*  
Auth. Signatory