



MK MOHAPATRA & CO.

CHARTERED ACCOUNTANTS

Annexure C

Chartered Accountants Certificate		
Report for quarter ending		31 ST DECEMBER 2023
Subject		Certificate for withdrawal of money from separate RERA account at the end of the quarter
1.	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter (31.12.2023).	
Sr. No.	Particulars	Information
1.	Project/phase of the project	THE MILLENNIA-3
2.	Location	Village Gadolikalan, Sector – 37D, Gurugram-Manesar, Dist. Gurugram, Haryana
3.	Licensed area in acres	9.103 acres
4.	Area for registration in acres	9.103 acres
5.	HARERA registration no.	41 of 2020 dated 09.11.2020
6.	Name of licensee	Sternal Buildcon Private Limited
7.	Name of collaborator	Sternal Buildcon Private Limited
8.	Name of developer	Sternal Buildcon Private Limited
9.	Estimated cost of real estate project	32438.37 Lacs
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	10 th January 2024
2.	Name of chartered accountant firm/ individual	MK MOHAPATRA & CO.
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;	



1/6680, East Rohtash Nagar,
Shahdara, Delhi-32



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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 31.12.2023)
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 10th January 2024	<div>Yours faithfully,</div> <div></div> <div>CA JATIN BANSAL</div>
Place	: New Delhi	
For (name of CA firm)	: MK MOHAPATRA & CO.	
Partner/ proprietor Membership No.	: 562306	
UDIN	: 24562306BKAHDX1592	

Table – A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid (Rs. in lacs)	(%) of total incurred
1.	Land cost	12,196.40	37.60%	7,767.37	35.10%
2.	External Development Charges	1,380.10	4.25%	1,231.54	5.56%
3.	Infrastructure Development Charges	-	-	-	-
4.	Internal Development Works	1,130.87	3.49%	-	-
5.	Cost of construction	16,180.60	49.88%	11,077.13	50.05%
6.	Cost of construction of community facilities & External development work	200.00	0.62%	-	-
7.	Other costs	1,350.40	4.16%	2,054.13	9.29%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost(column-A)				32,438.37
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)				22,130.17
10.	Percentage of completion of construction work (as per project architect/engineer's certificate by the end of month/quarter)				63.00%
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.				68.22%
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 authorized withdrawal up till now				22,130.17



13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	20,793.00
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	1,337.17
Note: - Proportionate land cost for the quarter shall be worked out by dividing the total land cost by total number of quarters in which project is proposed to be completed.		

Figures in Lacs

Table – B		
Details of SEPARATE RERA bank account:		
1.	Bank Name	Yes Bank Limited
2.	Branch Name	Janpath Branch, Delhi-110001
3.	Account No.	013672500000101
4.	IFSC code	YESB0000136
5.	Opening balance at the end of previous quarter (as on 01.10.2023)	2.99
6.	Deposits during the quarter under report	4,522.87
7.	Withdrawals during the quarter under report	4,492.65
8.	Closing balance at the end of the quarter (as on 31.12.2023)	33.21

For MK MOHAPATRA & CO.
Chartered Accountant



CA JATIN BANSAL
(Partner)
M.No. - 562306
UDIN: 24562306BKAHDX1592

Place: New Delhi
Date: 10th January 2024