



RUPINDER KAUR & CO.

CHARTERED ACCOUNTANTS

Annexure C



Chartered Accountants Certificate ³		
Report for quarter ending		31.12.2023
Subject		Certificate for withdrawal of money from separate RERA account the end of the quarter 31.12.2023
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	Green valley Independent Floors
2.	Location	Sec 35, Sohna, Gurugram
3.	Licensed area in acres	12.41875 Acres
4.	Area for registration in acres	0.3472 Acres
5.	HARERA registration no.	47 of 2021
6.	Name of licensee	M/s.Lion Infradevelopers LLP, M/s.Vibhor Home Developers Private Limited, M/s. Vallabham Buildcon private limited
7.	Name of collaborator	M/s.Lion Infradevelopers LLP
8.	Name of developer	M/s.Lion Infradevelopers LLP
9.	Estimated cost of real estate project	1334.59
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	31.12.2023
2.	Name of chartered accountant firm/ individual	RUPINDER KAUR





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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 <u>31.12.2023</u>)
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	:10.01.2024	<p>Yours faithfully,</p>   <p>Signature & name of the Chartered Accountant (in block letters) with stamp</p> <p>UDIN : 24418042BKFMB0597</p>
Place	: DELHI	
For (name of CA firm)	:RUPINDER KAUR	
Partner/ proprietor Membership No.	:Proprietor : 418042	



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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	(%) of total incurred
1.	Land cost	78.55	5.89	78.55	100
2.	External Development Charges	46.22	3.46	46.22	100
3.	Infrastructure Development Charges	15.23	1.14	15.23	100
4.	Internal Development Works	30.31	2.27	29.04	97.00
5.	Cost of construction	926.53	69.42	272.78	28.13
6.	Cost of construction of community facilities	0.00	0.00	-	-
7.	Other costs	237.75	17.81	23.64	09.81
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	1,334.59			
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)	465.46			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)				





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11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	ESTIMATED LAND COST- 78.55 ESTIMATED COST OF CONSTRUCTION- 926.53 ACTUAL COST INCURRED ON LAND- 78.55 ACTUAL COST INCURRED ON COST OF CONSTRUCTIONS- 260.67 $= 78.55 + 272.78 \times 100 / 1,005.08$ (ESTIMATED COST OF LAND AND CONSTRUCTION) = 34.96%
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	465.46
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	131.66
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	333.80
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.		

Table – B		
Details of SEPARATE RERA bank account: (in Lacs)		
1.	Bank Name	KOTAK MAHINDRA BANK
2.	Branch Name	GOLF COURSE ROAD, SEC-54, GURGAON
3.	Account No.	4447072521
4.	IFSC code	KKBK0004265
5.	Opening balance at the end of previous quarter (as on 01.10.2023)	10.23
6.	Deposits during the quarter under report	6.72
7.	Withdrawals during the quarter under report	10.23
8.	Closing balance at the end of the quarter (as on 31.12.2023)	6.72

