

Chartered Accountants Certificate			Annexure C
Report for quarter ending 30.09.2023			
Subject		Certificate for withdrawal of money from Project RERA Escrow account given by Chartered accountant the end of the quarter	
1. I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from project RERA escrow account at the end of the quarter (April-June 2023).			
Sr. No.	Particulars	Information	
1.	Project/phase of the project	COSMOS EXPRESS99 / CASCADE GARDEN	
2.	Location	VILLAGE DHANKOT, SECTOR-99, GURGAON, GURUGRAM	
3.	Licensed area in acres	13.32	
4.	Area for registration in acres	5.468	
5.	HARERA Registration No.	GGM/368/100/2019/62	
6.	Name of Promoter & Co-promoter	Cosmos Infra Engineering India Pvt Ltd	
7.	Name of collaborator	NA	
8.	Name of developer	Cosmos Infra Engineering India Pvt Ltd	
9.	Estimated cost of real estate project (Rs. in lacs)	22362	
2. Details related to inspection are as under			
1.	Date of certifying withdrawal of money from Project RERA Escrow account at the end of the quarter	14.10.2023	
2.	Name of chartered accountant firm/ individual	Ramanand Goyal & Co.	
3. I certify withdrawal of money from Project RERA Escrow 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 (30.06.2023)			
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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.			
6. Note- 1. In no circumstances, we shall be liable for any loss or damage, of whatsoever nature arising from the information / material required to our work, being withheld or concealed from us or misrepresentation to us by the Promoter, partners, employees or agents or any other person. 2. We undertake no responsibility to update this certificate for events or circumstances occurring after the date of this certificate. 3. Our certificate is based on the information / documents to the extent furnished to us. We have relied on the information / documents furnished to us by the promoter / official of the promoter.			
Date	14.10.2023		Yours faithfully, Signature & name of
Place	Jaipur		the Chartered Accountant (in block letters) with stamp
For	Ramanand Goyal & Co. Chartered Accountants FRN: 002384C		CA PUNIT GUPTA
Partner/ proprietor Membership no.	PARTNER Membership no. 412427		
UDIN	23412427BGVCER6667		

GST NO.-08AAOFR4354A1Z8  
UAM No.- RJ17D0141788

REG. OFFICE :  
8TH FLOOR, SIGNATURE TOWER,  
DC 2, LAL KOTHI,  
BEHIND APEX BANK, JAIPUR-15  
MOBILE: +91 9829555874

ASS. OFFICE :  
31 - 32, FIRST FLOOR DDA MARKET  
RAJDHANI, ENCLAVE, PITAMPURA  
NEW DELHI-34  
MOBILE: +91 9811547277

ASS. OFFICE :  
B1 202 DLF MY PAD, VIBHUTI KHAND,  
GOMTI NAGAR, LUCKNOW,  
UTTAR PRADESH 226010  
MOBILE: +91 93588 12007

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	1698.35	6%	1689.95	9%
2.	External Development Charges				
3.	Infrastructure Development Charges				
4.	Internal Development Works				
5.	Cost of construction	24732.72	94%	16253.87	91%
6.	Cost of construction of community facilities				
7.	Other costs				
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column- A)	26431.07	100%		
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)			17943.82	100%
10.	Percentage of completion of construction work (as per project architect's certificate by the end of quarter)	%			
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		68%	
12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid			17943.82	
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement			4656.55	
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate			13287.27	
Note.— 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	HDFC BANK
2.	Branch name	KASTURBA GANDHI MARG, DELHI
3.	Account no.	30350022549
4.	IFSC code	HDFC0000003
5.	Opening balance at the end of previous quarter (as on 01.07.2023)	0.00
6.	Deposits during the quarter under report	0.00
7.	Withdrawals during the quarter under report	0.00
8.	Closing balance at the end of the quarter (as on 30.09.2023)	0.00

