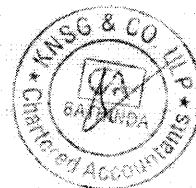




## Chartered Accountants Certificate

<b>Report for quarter ending</b>	31 <sup>st</sup> March, 2023 (01.01.2023 to 31.03.2023)	
<b>Subject</b>	Certificate for withdrawal of money from separate RERA account	
1. We have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter 31 <sup>st</sup> March, 2023		
<b>Sr. No.</b>	<b>Particulars</b>	<b>Information</b>
1.	Project/phase of the project	TULIP CITY (PHASE-1)
2.	Location	VILLAGE REVL, SECTOR-17, SONIPAT, HARYANA
3.	Licensed area in acres	10.006 Acres
4.	Area for registration in acres	10.006 Acres
5.	HARERA Registration no.	PKL-SNP-230-2021
6.	Name of Licensee	M/s Gee City Builders Private Limited
7.	Name of collaborator	Not Applicable
8.	Name of Developer	M/s Creative Buildwell Private Limited
9.	Estimated cost of real estate project	Rs. 4,599 Lacs (This include future cost escalation and contingencies)
2. Details related to inspection are as under		

*Sourav Garg*

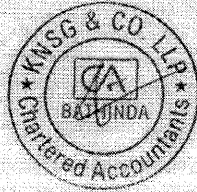


1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	19 <sup>th</sup> Feb, 2024
2.	Name of chartered accountant firm/ individual	CA Sourav Garg
3.	We certify withdrawal of money from separate RERA account at the end of the year for the aforesaid project as completed 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 31 <sup>st</sup> March, 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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 valid on date.	

This Certificate is issued without any commitment, whether financial or otherwise to any bank or financial institution, by whatever name called

For K N S G & Co LLP  
Chartered Accountants  
FRN 025315N/N500106

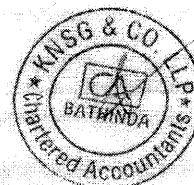
CA Sourav Garg  
M. No. 545783  
Place: Bhatinda  
UDIN: -24545783BKCZOE7029

Date 19<sup>th</sup> Feb, 2023  
Place: Bhatinda

**Table-A**  
**Project Cost Detail**

Sr. No	Particulars	Estimated Column-A		Column- B	
		Amount (in Lac)	% of Total Project Cost	Incurred & Paid	% of Total Cost Incurred
1	Land Cost	1,803	39.21%	1,716	47.42%
2	Other Cost including EDC, Taxes, Levies etc	1,948	42.37%	1,066	29.46%
3	Estimated Cost of Infrastructure and other structure	847	18.42%	837	23.14%
4	Cost of construction	-	0.00%	-	0.00%
5	Total estimated cost of the real estate project (1+2+3+4) of estimated cost (column-A)	4598.72			
6	Total cost incurred and paid of the real estate project (1+2+3+4) 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)	3619.00			
7	Percentage of completion of construction work (as per project engineer certificate by the end of quarter)	95.00%			
8	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	78.70%			
9	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	3619.00			
10	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	1504.85			
11	Net amount which can be withdrawn from the separate RERA bank account under this certificate	2114.15			

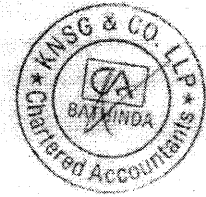
Note:  
Proportionate land cost for the quarter shall be worked out by dividing the total land cost by total number of quarters in which project is proposed to be completed.



**Table-B**

**Details of Separate RERA Bank Account:**

1	Bank Name	ICICI Bank Ltd
2	Branch Name	M G Road, Gurgaon
3	Account Number	433305500070
4	IFSC Code	ICIC0004333
5	Opening Balance at the end of previous quarter as on 01.01.2023	0.00
6	Deposit under the quarter under report	37,996,079.00
7	Withdrawals during the quarter under report	37,996,079.00
8	Closing Balance at the end of the quarter as on 31.03.2023	0.00



**KNSG & CO LLP**  
Chartered Accountant



MCB-Z-1/07037, Adj. R.O. Opp. Qila  
Gate, BATHINDA PUNJAB 151001  
Ph. 8699595936  
e-mail : sourav.garg2@gmail.com

## To Whomsoever It May Concern

**HRERA REGISTRATION NO. PKL-SNP-230-2021**

**HRERA TEMP. ID: RERA-PKL-880-2020**

**PROJECT NAME-TULIP CITY (PHASE-I)**

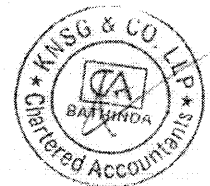
**LOCATION: VILLAGE REVLI, SECTOR-17, SONIPAT, HARYANA**

The Creative Buildwell Pvt Ltd, Developer of license no. 31 of 2020 dated 26.10.2020 granted to Licensee M/s Gee City Builders Pvt Ltd for the setup of an Affordable Residential Plotted Development under Deen Dayal Jan Awaas Yojna (2016). over an area measuring 10.006 acres situated at Village Revli, Sector-17, Sonipat, Haryana.

The Promoter/ Developer M/s Creative Buildwell Pvt. Ltd. has applied to change in developer/promoter under Beneficiary Interest Policy (BIP) to Director Town & Country Planning Haryana. The department (DTCP) has approved the request and granted of Change in Developer/Promoter name vide his order memo no. 11642-650 dated 11-05-2021 the order shall be read together with the license no. 31 of 2020 issue by the DTCP-Haryana.

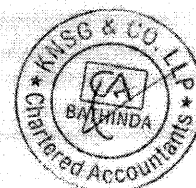
The said certificate is issued on request of the Promoters for submission and compliance at Haryana Real Estate Regulatory Authority at Panchkula.

Based on the books of accounts produced before us for verification & information and explanation supplied to us for the period from **1<sup>st</sup> Jan, 2023 to 31<sup>st</sup> March, 2023**, the below is certified that:



<b>Cash Inflow</b>		
Sl No.	Cash Inflow	Amount (in Lakhs)
1	Opening Balance as on <b>01.01.2023</b>	10.00
2	Amount collected from allottees against booked plots in respect of which OC has been received	NIL
3	Amount collected from allottees against booked plots in respect of which OC has not been received	379.96
4	Amount received in respect of sale of Plot during the period	NIL
5	Amount availed from the bank/ financial Institution	NIL
6	Amount contributed by the promoters/ his associates	19.00
7	Amount availed through unsecured loans	NIL
8	Rental & Other Income	NIL
9	Any Other Receipt	NIL
	<b>Total (2+3+4+5+6+7+8+9)</b>	<b>408.96</b>

<b>Cash Outflow</b>		
Sl No.	Cash Outflow	Amount (in Lakhs)
1	Land	NIL
2	Cost of Construction	NIL
3	Cost of Infrastructure and Other Structure	128.93
4	Other Costs including EDC, Taxes etc	NIL
5	Repayment of Loans	NIL
6	Amount repaid to Promotors/ associates	81.00
7	Repayment of loan taken from financial institution	NIL

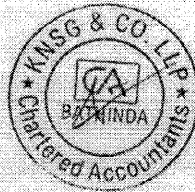


8	Booking cancelled during the period	NIL
9	Loans & Advances Given	NIL
	Total	209.93
	Closing Balance as on 31.03.2023	199.03

Escrow Account (A/c No 433305500070)		
Sl No.	Information relating to Escrow Account	Amount (in Lakhs)
1	Opening Balance as on 01.01.2023	NIL
2	Amount deposited in Escrow Account	379.96
3	Amount withdrawn during the period	379.96
4	Closing Balance as on 31.03.2023	NIL

This Certificate is issued without any commitment, whether financial or otherwise to any bank or financial institution, by whatever name called.

For K N S G & Co LLP  
Chartered Accountants  
FRN 025315N/N500106

CA Sourav Garg  
M. No. 545783  
Place: Bhatinda  
Date: 19/02/2024  
UDIN 24545783BKCZOF9264