



Chartered Accountants Certificate[1]										
Report for quarter ending		DEC'23 (Q3)								
Subject		Certificate for withdrawal of money from separate RERA account the end of the quarter DEC-23								
we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter DEC'23.										
1	Sr. No.	Particulars								
	1	Project/phase of the project								
	2	Location								
	3	Licensed area in acres (project)								
	4	Area for registration in acres (phase)								
	5	HARERA registration no.								
	6	Name of licensee								
	7	Name of collaborator								
	8	Name of developer								
	9	Estimated cost of real estate project (in Lacs)								
<table border="1"> <thead> <tr> <th colspan="3">Details related to inspection are as under</th> </tr> </thead> <tbody> <tr> <td rowspan="2">2</td> <td>1</td> <td>Date of certifying withdrawal of money from separate RERA account at the end of the quarter</td> </tr> <tr> <td>2</td> <td>Name of chartered accountant firm/ individual</td> </tr> </tbody> </table>			Details related to inspection are as under			2	1	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	2	Name of chartered accountant firm/ individual
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2	1	Date of certifying withdrawal of money from separate RERA account at the end of the quarter								
	2	Name of chartered accountant firm/ individual								
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 (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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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.									

Yours faithfully,

Date: 11/01/2024
Place: Gurugram
For Jain Ambuj & Associates



sd/- & stamp
JAIN AMBUJ & ASSOCIATES

UDIN-24529185BKCBTE6349

CA Ambuj Jain
Partner
Membership no. 529185

Address: 1081, Sector -39, GURGAON-122001, HARYANA
Contact : 9540572884
Email id : ca.ambuj14@gmail.com



Table - A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		Incurred (column - B)	
		Amount (in lacs)	(%) of total project cost	Incurred (in Lacs)	(%) of total incurred
1.	Land cost	10,851.78	16.59%	10,823.02	26.94%
2.	External Development Charges & Infrastructure Development Charges	835.05	1.28%	835.05	2.08%
3	Internal Development Works	1,396.24	2.13%	741.08	1.84%
4	Cost of construction	34,789.63	53.19%	13,547.69	33.72%
5	Cost of construction of community facilities	-	0.00%	-	0.00%
6	Other costs	17,532.43	26.81%	14,227.65	35.41%
7	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)				65,405.13
8	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)				40,174.49
9	Percentage of completion of construction work (as per project architect's certificate by the end of quarter)				37.00%
10	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.				61.42%
11	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				40,174.49
12	Less amount withdrawn till date of this certificate as per the books of accounts and bank				23,193.14
13	Net amount which can be withdrawn from the separate RERA bank account under this certificate				16,981.35

Note: - Paid Land Cost is apportioned on the basis of saleable area and EDC IDC cost paid to authority is apportioned on the basis of Land area.

Table - B

Details of SEPARATE RERA bank account:		
1.	Bank name	ICICI Bank
2.	Branch name	DLF QUTUB PLAZA,
3.	Account no.	017705012037
4.	IFSC code	ICIC0000177
5.	Opening balance at the end of previous quarter (as on 01.10.2023)(in INR)	17,159,229
6.	Deposits during the quarter under report (in INR)	111,751,369
7.	Withdrawals during the quarter under report (in INR)	111,273,000
	Closing balance at the end of the quarter (as on 31.12.2023) (in INR)	17,637,598



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