


CHARTERED ACCOUNTANTS CERTIFICATE

ANNEXURE C

Report for quarter ending		30.09.2023
Subject		Certificate for withdrawal of money from separate RERA Account for the end of quarter dated as above
1	I/We have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter dated 30.09.2023 , in respect of real estate project detailed here-in-below:-	
	Sl. No.	Particulars
		Information
	1	Project/Phase of the Project
		Group Housing Colony, Phase -1
	2	Location
		Sector 19, Panipat
	3	License No. & Area
		37 of 2008 dated 25.02.2008 & 16.31 acres
	4	HARERA Registration No.
		362(a) of 2017 dated 01.01.2018
	5	Licensed Area
		16.31 acres
	6	Area registered under HRERA
		6.73 acres
	7	Name of License Holder
		Splendor Landbase Limited
	8	Name of Collaborator
		N.A.
	9	Name of Developer
		Splendor Landbase Limited
	10	Estimated Cost of Real Estate Project
		17,102 lacs
2	Details regarding to inspection are as under:-	
	1	Date of certifying withdrawal of money from separate RERA Account at the end of quarter
		01.02.2024
	2	Name of Chartered Accountant Firm/ Individual
		Vijay Raj & Co.
3	I/We certify withdrawal of money from separate RERA account at the end of quarter for the aforesaid project as completed on the date of this certificate is as given in annexed Table A and B to this certificate.	
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/us and explanations provided to me/us by the management of the company; it is based on the verification of books of accounts and other related documents till 30.09.2023 .	
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/development, land cost and statutory dues/charges.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 30.09.2023 .	
		For Vijay Raj & Co.
		Chartered Accountants
		(Firm Registration No.: 012900N)
		
		Vijay Kumar Sharma
		Proprietor
		(Membership No.: 092256)
UDIN	: 24092256BKBGUB8170	
Place	: New Delhi	
Dated	: 01.02.2024	



For the quarter ending dated : 30.09.2023

TABLE A

Project Cost Details (Rs. In lacs)

Sl. No.	Particulars	Column A		Column B		Balance to be Incurred
		Estimated Cost		Incurred & Paid		
		Amount	%	Amount	%	Amount
1	Land Cost	802.00	4.31%	802.00	5.15%	-
2	External Development Charges / Approval Cost	1,419.25	7.63%	1,419.25	9.12%	-
3	Infrastructure Development Charges	213.75	1.15%	213.75	1.37%	-
4	Internal Development Works	1,430.60	7.69%	782.00	5.02%	648.60
5	Cost of Construction	9,549.00	51.33%	8,251.51	53.02%	1,297.49
6	Cost of Construction of Community Facilities		0.00%		0.00%	-
7	Other Costs (Finance Cost of Rs. 2,146 lacs & Project Management Fee of Rs. 678.20 lacs incurred earlier now considered in Phase-I)	5,187.00	27.88%	4,094.98	26.31%	1,092.02
8	Total Estimated Cost of Real Estate Project (Total of Sl. No. 1 to 7 of Column A)	18,601.60	100.00%			3,038.11
9	Total Cost Incurred & Paid of the Real Estate Project (Total of Sl. No. 1 to 7 of Column B) [Taking into account the proportionate land cost, and allow the promoter to withdraw the proportionate land cost, component of construction]			15,563.49	83.67%	
10	Percentage of completion of construction work (as per Project Architect's Certificate by the end of quarter)	As per Certificate attached				
11	Proportion of amount paid till the end of quarter towards land and construction cost vis-à-vis the total estimated cost					83.67%
12	Amount which can be withdrawn from separate RERA Bank Account (Total estimated cost multiply by proportion of cost incurred/paid)					15,563.49
		Less: Loan from Swamih Investment Fund - I				2,700.00
						12,863.49
13	Less amount incurred/withdrawn till date of this certificate as per the books of accounts and bank statement (equivalent to collection from customer till the end of quarter)	Type of Account				Rs in Lacs
		From Non-Rera A/c (Prior to Opening of RERA A/c)				2,391.89
		From RERA (70%) A/c				2,402.53
		From RERA (30%) A/c				1,016.62
		Total				5,811.04
14	Net amount which can be withdrawn from the separate RERA bank account under this certificate					7,052.45
Notes :-						
1)	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.					



For the quarter ending date		30.09.2023
TABLE B		
<u>Details of separate RERA Bank Account</u>		
1	Bank Name	HDFC Bank
2	Bank Branch	Jasola Vihar, New Delhi
3	Account No.	57500000805021
4	IFSC Code	HDFC0000923
5	Opening Balance as the end of previous quarter date 30.06.2023	174.69
6	Deposit during the quarter under report	
	(i) Collections	650.98
	(ii) Contra	-
7	Withdrawals during the quarter under report	
	(i) Withdrawals	642.28
	(ii) Contra	-
8	Closing Balance at the end of quarter date 30.09.2023	183.39

