Chartered Accountants Certificate[1]

Report for quarter ending	**31.12.2023**
Subject	Certificate for withdrawal of money from separate RERA accountant the end of the quarter

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	Phase -1
2.	Location	Sector 19, Panipat
3.	Licensed area in acres	16.31
4.	Area for registration in acres	6.73
5.	HARERA registration no.	362(a) of 2017
6.	Name of licensee	Splendor Landbase Ltd.
7.	Name of collaborator	NA
8.	Name of developer	Splendor Landbase Ltd.
9.	Estimated cost of real estate project	18601.60 Lacs

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	: Vijay Raj & Co. Chartered Accountants

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 31.12.2023)

[1] On the letter head of the CA firm

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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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. 31.12.2023.

Date	:09.03.2024	Yours faithfully, For Vijay Raj & Co. Chartered Accountants Vijay Kumar Sharma (Proprietor)
Place	:New Delhi	
For (name of CA firm)	: Vijay Raj & Co. Chartered Accountants	
Partner/ proprietor Membership no.	: Proprietor Membership No. 092256 Firm Regn. No.012900N	

Table – A

Project cost details (in lacs)						
Sr. No.	Particulars	Revised Estimated – Cost (column - A)		(column - B)		
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid upto 31.12.2023	(%) of total incurred	Balance Cost to be incurred
1.	**Land cost**	₹802.00	4.69%	₹802.00	100%	₹Nil
2.	**External Development Charges/ Approval Cost**	₹1419.25	8.30%	₹1419.25	100%	₹Nil
3.	**Infrastructure Development Charges**	₹213.75	1.25%	₹213.75	100%	₹Nil
4.	**Internal Development Works**	₹1430.60	6.61%	₹942.00	54.66%	₹488.60
5.	**Cost of construction**					
6.	**Cost of construction of community facilities**	₹9549.00	48.82%	₹8481.02	86.41%	₹1067.98
7.	**Other costs (Finance cost of Rs.2146 lacs & Project Management Fee of Rs.678.20 lacs incurred earlier now considered for Phase -I project)**	₹5187.00	30.33%	₹4147.12	78.95%	₹1039.88
8.	**Total estimated cost of the real estate project** (1+2+3+4+5+6+7) of estimated cost (column-A)	**₹18601.60**	**100%**			**₹2596.46**
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)			**₹16,005.14**	**86.04%**	
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	As per Certificate issued by Architect attached				

11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	86.04%
12.	Amount which total estimated cost x proportion of cost incurred / paid i.e. Total authorised withdrawal / incurred up till now	₹16005.14 Less : Loan from Swamih Investment Fund-I ₹2700.00 **13305.14**
13.	Less amount incurred / withdrawn till date of this certificate as per the books of accounts and bank statement	
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	₹6641.68

Type of Account	Amount Rs.
From Non-RERA A/c (Prior to opening of RERA A/c)	2391.89
From RERA (70%) A/c (Net of GST)	2990.10
From RERA (30%) A/c (Net of GST)	1281.47
Total	₹6663.46

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	HDFC BANK LIMITED
2.	Branch name	JASOLA, NEW DELHI
3.	Account no.	57500000805021
4.	IFSC code	HDFC0000923
5.	Opening balance at the end of previous quarter (as on 30.09.2023)	183.39
6.	Deposits during the quarter under report	624.39
7.	Withdrawals during the quarter under report	559.00
8.	Closing balance at the end of the quarter (as on 31.12.2023)	248.78