

Chartered Accountants Certificate⁵


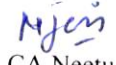
Report for quarter ending 31.12.23		
Subject		Certificate for withdrawal of money from separate RERA account the quarter ended 31.12.2023
1.	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account	
Sr. No.	Particulars	Information
1.	Project/phase of the project	The Leaf
2.	Location	Vill. Badha, Sector-85, Tehsil-Manesar
3.	Licensed area in acres	11.093 Acres
4.	Area for registration in acres	11.093 Acres
5.	HARERA registration no.	23 of 2019
6.	Name of licensee	Shiva Profins P Ltd
7.	Name of collaborator	NA
8.	Name of developer	SS Group P Ltd
9.	Estimated cost of real estate project	Rs 48380 Lacs
2.	Details related to inspection are as under	
	Date of certifying withdrawal from separate RERA account at the end of quarter 31.12.2023	19.03.2024
	Name of chartered accountant firm/ individual	Jain Atul & Associates
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)	
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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.	
Date	: 19.03.2024	 <p>Yours faithfully,  CA Neetu Jain Signature & name of the Chartered Accountant (in block letters) with stamp</p>
Place UDIN	: Delhi 24505147BKATQH2589	
For (name of CA firm)	: Jain Atul & Associates	
Partner/ proprietor Membership no.	: M Ship No 505147 FRN No 0030614N	

Table – A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in lakhs)	(%) of total project cost	Incurred & paid (Rs in lakhs)	(%) of total incurred
1.	<u>Land cost</u>				
	Land Purchase Cost	1226	2.53	Rs 1226 Land Cost – 1226	100 100
	License Fees	74	0.16	74	100
	Conversion charges	100	0.20	100	100
2.	External Development Charges,	3559	7.36	3559	100
3.	Infrastructure Development Charges & Infrastructure Augmentation Charges	416	0.86	416	100
4.	Internal Development Works	6649	13.74	6524	98.12
5.	Cost of construction	238776	49.35	23533	98.56
6.	Cost of construction of community facilities	548	1.13	548	100
7.	Other costs	11932	24.67	11240	94.20
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	Rs 48380 Lakh			
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)	Rs 47220 Lakh			



10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	100%
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 ----- 97.60 %
12.	Amount which can be withdrawn from the separate RERA bank account.	Rs.47,220 Lakhs
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	Rs 46,273 Lakhs
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	Rs. 947 Lakhs

Note.—1. 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
2. Estimated cost revised during the quarter wherever required from 45696 Lakhs to 48380 Lakhs.
3. Amount withdrawn from RERA Account excluding the amount received in other account since beginning to till date 31.12.2023

Table – B		
Details of RERA bank account:		
1.	Bank name	State Bank of India
2.	Branch name	Naraina Industrial Area, Delhi
3.	Account no.	39585561777
4.	IFSC code	SBIN0003876
5.	Opening balance	904.89 Lakh
6.	Deposits during the quarter (01.10 .23 TO 31.12.23)	751.94 Lakh
7.	Withdrawals during the quarter (01.10.23 TO 31.12.23)	1499.91 Lakh
8.	Closing balance at the end of the quarter (as on 31.12.2023)	156.92 Lakh

