



UDIN: 24501230BKCHOG4929

Annexure C		
Chartered Accountants Certificate:		
Report for Quarter Ending:		Up to 31-12-2023
Subject:	Certificate for withdrawal of money from separate RERA account at 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 up to 31st Dec 2023	
	Sr. No.	Information
	1.	Project/phase of the project
	2.	Location
	3.	Licensed area in acres
	4.	Area for registration
	5.	HARERA registration no.
	6.	Name of licensee
	7.	Name of collaborator
	8.	Name of developer
	9.	Estimated cost of real estate project (Rs.in 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
	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 up to 31st Dec 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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.

For **Sudhir Kumar & Company**
Chartered Accountants
FRN No. 026296N

Sudhir Kumar

(**CA Sudhir Kumar**)
Proprietor
M.No 501230



Place : Gurugram
Date: 29.01.2024

Table - A					
Project Cost Details (Rs.in Lacs)					
Sr. No.	Particulars	Estimated (Column - A)		(Column - B)	
		Amount (Rs. in lacs)	(%) of Total Project Cost	Incurred & paid	(%) of Total Incurred
1.	Land Cost	7,191.00	19.33%	7,191.00	17.10%
2.	External Development Charges	245.63	0.66%	245.63	0.58%
3.	Infrastructure Development Charges	-	0.00%	-	0.00%
4.	Internal Development Works	-	0.00%	-	0.00%
5.	Cost of Construction	22,561.48	60.63%	28,914.92	68.76%
6.	Cost of Construction of Community Facilities	-	0.00%	-	0.00%
7.	Other costs	7,211.45	19.38%	5,702.14	13.56%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)				37,209.56
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				42,053.69

	proportionate land cost component of construction)	
10.	Percentage of completion of construction work (as per project architect's certificate by the end of quarter)	80.23%
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	113.02%
12.	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	42,053.69
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	28,814.09
14.	Net amount which can be withdrawn from the separate RERA Bank Account under this certificate	13,239.60
Note: -Proportionate land cost are based on the total land cost in proportion of construction cost incurred against total construction cost or actual paid land cost, whichever is lesser.		

For **Sudhir Kumar & Company**
Chartered Accountants
FRN No. 026296N

Sudhir Kumar

(**CA Sudhir Kumar**)
Proprietor
M.No 501230



Place : Gurugram
Date: 29.01.2024

Rs. In Lacs

Table - B		
Details of SEPARATE RERA bank account:		
1.	Bank Name	ICICI Bank Ltd.
2.	Branch Name	Suncity, Sec-54, Gurgaon, Haryana
3.	Account No.	039905008993
4.	IFSC code	ICIC0000399
5.	Opening Balance at the end of Previous Quarter (as on 30-09-2023)	15.11
6.	Deposits during the quarter under report	2682.98
7.	Withdrawals during the quarter under report	2626.84
8.	Closing balance into RERA A/c at the end of the quarter ended 31.12.2023	71.25

For **Sudhir Kumar & Company**
Chartered Accountants
FRN No. 026296N

Sudhir Kumar

(CA Sudhir Kumar)
Proprietor
M.No 501230



Place : Gurugram
Date: 29.01.2024