304 RG Square Mall, I P Extn
Near Max Hospital, Patparganj
Delhi - 110092
Ph : 9810122028, 011-42486944
harsh@hdsassociates.com

H D SACHDEVA & ASSOCIATES

Chartered Accountants

Report for quarter ending	31-03-2024

Subject	Certificate for withdrawal of money from separate RERA account the end of the quarter Mar 31' 2024

1. we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter Mar 31' 2024

Sr. No.	Particulars	Information
1.	Project/phase of the project	Independent Floors at DLF Garden City Sectors 91/92
2.	Location	Sector – 91, 92 Gurugram
3.	Licensed area in acres	NA
4.	Area for registration in acres	0.965 acres (Independent Floors on 16 residential plots of 4673 sqyd/ 3907 sqm in DLF Garden City, Sector 91/92, Gurugram)
5.	HARERA registration no.	14 of 2021 dated 22.03.2021
6.	Name of licensee	M/s DLF Limited
7.	Name of collaborator	NA
8.	Name of developer	M/s DLF Home Developers Limited
9.	Estimated cost of real estate project	8047 Lakhs

2. **Details related to inspection are as under**

Sr. No	Particulars	Information
1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	31-03-2024
2.	Name of chartered accountant firm/ individual	H D SACHDEVA & ASSOCIATES, CHARTERED ACCOUNTANTS

3. We 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 31.03.2024

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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	Apr 10' 2024	For H D Sachdeva & Associates Chartered Accountants
Place	New Delhi	(Harsh Deep Sachdeva) Membership No. 090181 UDIN: 24090181BKE07X3167

H D Sachdeva & Associates ★ Chartered Accountants ★ Firm No.:011408N Reg. No.090181

Table – A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		Incurred (column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Paid (Rs. in lacs)	(%) of total incurred
1.	Land cost-Note 1	2,671	33%	2,148	27%
2.	External Development Charges				
3.	Infrastructure Development Charges				
4.	Internal Development Works				
5.	Cost of construction	5,149	64%	4,140	51%
6.	Cost of construction of community facilities				
7.	Other costs	227	3%	229	3%
8.	**Total estimated cost of the real estate project** (1+2+3+4+5+6+7) of estimated cost (column-A)				8,047
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)				6,517
10.	**Percentage of completion of construction work** (as per project architect's certificate by the end of month/quarter)	Sub structure - 100% Super structure - 99.9% MEP (Mechanical/Electrical/Plumbing & Firefighting) - 96.3%/85.7%/83.4% Finishing (Interanl/External) - 91.3%/86.9%			
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)**				81%
12.	**Amount which can be withdrawn from the separate RERA bank account.(12(i)+12(ii))**				6,827
	(i) Cost incurred as referred in S.No 9 above (or proporincate to total cost incurred				6,517
	(ii) 70% of GST outflow/ indirect taxes pass through (refer clause 5(i) of HRERA notification dated May 10, 2019) (Refer note 2)				310
13.	**Less amount withdrawn till date of this certificate as per the books of accounts and bank statement**				3,998
14.	**Net amount which can be withdrawn from the separate RERA bank account under this certificate**				2,829

Note : -

1. Budgeted land cost is taken based on development agreement executed with land owners. In accordance with RERA regulation, the Land Cost incurred for the quarter is considerd based on HARERA circular dated 21st Mar'23 vide 12-2023.
2. The above outflows does not includes refundable security deposit funded to collaborator/Locs.
3. The proportionate collection from allottees towards GST (i.e indirect taxes pass through) is being deposited in 70% RERA account, however the promoter is eligible to withdraw from Escrow account, refer clause 5(i) HRERA notification dated May 10' 2019.
4. DLF Utilities Ltd has been merged into DLF Ltd vide Order passed by National Company Law Tribunal on 23 Feb 2022.
5. Estimated taken under para no 1 to 7 are taken based on updated estimates as on 31.03.2024.

TABLE - B

Details of RERA bank account (Rs. in Lacs)			
1.	Bank Name	ICICI Bank	
2.	Branch Name	New Delhi	
3.	This certificate is being issued as per the	000705051274	
4.	IFSC code	ICIC0000007	
5.	Opening balance at the end of previous quarter (as on 01-01-2024)		2,761
6.	Deposits during the quarter under report*		47
7.	Withdrawals during the quarter under report		-191
8.	Closing balance at the end of the quarter (as on 31-03-2024)		2,618

H D Sachdeva & Associates Chartered Accountants Firm No. 3[illegible]408N Reg. No. 090481

** Amount inclusive of interest on FDR*

No lien on FDR deposited under RERA account