



Subject: - Certificate for withdrawal of money from separate RERA account at the end of the Quarter  
I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter Mar 2024.

Sr. No	Particular	Information
1.	Project/Phase of the project	Urban Cubes 71
2.	Location	Sector 71, Gurugram
3.	Licensed area in acres	2.65 Acres
4.	Area for registration in acres	2.65 Acres
5.	HARERA registration no.	57 of 2021
6.	Name of Licensee	Whiteland Corporation Private Limited
7.	Estimated cost of real estate project	68.46 Cr (See Note)

**Note: Estimated Cost has been revised From Rs 60.83 Cr. To Rs 68.46 Cr**

**Details related to Inspection are as under**

Sr. No	Particular	Information
1.	Date of certifying withdrawal of money from separate RERA Account at the end of the Quarter	
2.	Name of Chartered Accountant firm/individual	Shiv Bansal

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 as annexure A & Annexure B

This Certificate is being issued as per 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 projects/ phase under reference and is based on the records and documents produced before me and explanation 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 31st Mar 2024.

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to above, Based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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 promoters are also valid on date.

Shiv Bansal  
Membership No.500273  
Chartered Accountants



Date: April 12, 2024  
Place: Gurugram  
UDIN: 24500273BKARGB2806



Annexure –A  
PROJECT COST DETAILS

S. No.	Particulars	Estimated ( Column –A)		Incurred ( Column –B)	
		Amount ( Rs. Cr	% of Total Project Cost	Amount Incurred & Paid (Rs Cr)	% of total Incurred
1	Land Cost/Collaboration Charges	23.50	34.33	23.50	100.00
2.	External Development Charges	12.85	18.77	6.78	52.76
3.	Infrastructure development Charges	1.61	2.35	1.61	100.00
4.	Internal Development Works	20.50	29.94	18.52	90.34
5.	Cost of Construction	-	-	0.00	0.00
6.	Cost of Construction of Community facilities	-	-	0.00	0.00
7	Other Cost	10.00	14.61	14.38*	85.70
8	Total Estimated cost of the real estate projects ( 1+2+3+4+5 +6+7) of Estimated cost ( Column A)	68.46	100.00		
9	Total cost Incurred and paid of the real estate projects (1+2+3 + 4+5+6+7) of Incurred and paid Estimated cost ( Column B) taking into Account the proportionate land cost, this in effect allows the promoter to withdraw the proportionate land cost component of construction			64.79	
10	% of completion of construction of construction work (As per project Architect's Certificate by the end of month/Quarter)	90.24%			
11	Proportion of the amount paid till the end of month/quarter towards land & construction cost vis a vis the total estimated cost.( Sr no/. 9/Sr. no. 8)		94.63%**		
12	Amount which can be withdrawn from separate RERA Bank Account total estimated cost x proportion of cost incurred and paid			64.79	
13	Less Amount withdrawn till date of this certificate as per the books of accounts and bank statement			44.76	
14	Net amount which can be withdrawn from separate RERA Bank Account under this certificate			20.03	

\*Other cost inclusive of Fixed Deposit for Rs. 581.14 lakhs towards BG/given in the RERA/DTEP etc.

\*\* Said percentage is calculated after excluding FD amount of Rs 581.14 lacs from the total cost incurred.

\*\*\* Other Cost also includes the expenses which has been debited to the revenue expense account.

Expenses incurred and provision made as per books of accounts.



ANNEXURE – B

DETAILS OF RERA BANK ACCOUNT		
Sr. No.	Particular	Remarks
1	Bank Name	ICICI BANK LIMITED
2	Branch Name	GURU DRONACHARYA MARG, GURUGRAM
3	Account No.	245105001472
4	IFSC Code	ICIC0002451
5	Opening Balance at the end of the previous Quarter (as on 01.01.2024)	0.44 Crores
6	Deposits during the Quarter under report	0.09 Crores
7	Withdrawals during the quarter under report	-
8	Closing Balance at the end of the Quarter (as on 31.03.2024)	0.53 Crores

