

ANNEXURE-C

Chartered Accountants Certificate		
Report for quarter ending		31 st March 2021
Subject		Certificate for withdrawal of money from separate RERA account
1	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account.	
	Sr. No.	Particulars
	1	Project/phase of the project
	2	Location
	3	Licensed area in acres
	4	Area for registration in acres
	5	HARERA registration no.
	6	Name of licensee
	7	Name of collaborator
	8	Name of developer
	9	Estimated cost of real estate project
		Information
		Hero Homes
		Village Dhanwapur and Gurgaon, Sector 104, Dwarka Expressway, Gurugram, Haryana
		Total licenced area is 34.0229 Acres, out of which project land is 9.053 Acres (including land for Tower T-08)
		9.053 acres (includes area of Residential Tower 8, which shall be registered in future as a separate phase)
		RC/REP/HARERA/GGM/2018/24
		Juventus Estates Ltd. Mabon Properties Ltd. Mariana Infrastructure Ltd.
		-
		Vikas Parks Private Limited (BIP Holder with 100% interest)
		RS 84752 Lakhs
2	Details related to inspection are as under	
	1	Date of certifying withdrawal of money from separate RERA account.
	2	Name of chartered accountant firm/ individual
3	I certify withdrawal of money from separate RERA account for the aforesaid project as on 31.03.2021 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 31st March 2021.	
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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:		15/04/2021
Place:		New Delhi
For (name of CA firm) :		Sushil Singh & Associates
Partner/ proprietor Membership no. :		407682
UDIN:		21407682AAABOD6537
		SUSHIL KUMAR SINGH Digitally signed by SUSHIL KUMAR SINGH Date: 2021.04.15 18:55:29 +05'30'



TABLE-A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (lacs)	(Rs. in (%) of total project cost	Incurred & paid	(%) of total incurred
1.	Land cost	15,629	18%	Total Land cost paid 15117	
2.	External Development Charges	6,430	8%	3,352	10%
3.	Infrastructure Development Charges	345	0.4%	4,877	15%
4.	Internal Development Works	8,551	10%	345	1%
5.	Cost of construction	30,152	36%	1,447	4%
6.	Cost of construction of community facilities	-	0%	6,855	21%
7.	Other costs	23,645	28%	-	0%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	84,752 Lakhs			
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)	33,399 Lakhs			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	13%			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	39.41%			
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	33,399 Lakhs			
13.	Less amount withdrawn till 31.03.2021 as per the books of accounts and bank statement	13,926 Lakhs			
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	19,473 Lakhs			



Note.— 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

Table - B		
Details of SEPARATE RERA bank account:		
1.	Bank name	Yes Bank Limited
2.	Branch name	Okhla Industrial Estate, Phase II, New Delhi
3.	Account no.	20872400000015
4.	IFSC code	YESB0000208
5.	Opening balance at the end of previous quarter (as on 01.10.2020)	Rs. 0
6.	Deposits during the quarter under report	Rs. 1538 Lakhs
7.	Withdrawals during the quarter under report	Rs. 1538 Lakhs
8.	Closing balance at the end of the quarter (as on 31.12.2020)	Rs. 0

