

HPMS & ASSOCIATES

(CHARTERED ACCOUNTANTS)

17, DDA Shopping Complex, Mansarover Park, Shahdara, Delhi - 110032 Mobile: 09868453107, E-mail - ca.mohanrawat@gmail.com

Annexure C

			Certificate		
Rep	ort fo	r quarter ending	30 th June, 2024		
Subject			Certificate for withdrawal of money from separate RERA accountant the end of the quarter		
1.	We have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter dated 30th June 2024				
	Sr. No.	Particulars	Information		
	1.	Project/phase of the project	Suncity Avenue 76, Affordable Residential Group housing Colony,		
	2.	Location	Sector 76 Gurugram		
	3.	Licensed area in acres	10 Acre,		
	4.	Area for registration in acres	10 Acre,		
	5.	HARERA registration no.	78 of 2019 - (RC/REP/HARERA/GGM/384/116/2019/78 dated 23.12.2019)		
	6.	Name of licensee	Suncity Projects Pvt. Ltd.		
	7.	Name of collaborator	NA		
	8.	Name of developer	Suncity Projects Pvt. Ltd.		
	9.	Estimated cost of real estate project	Rs 20709.48 Lakh		
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	HPMS & 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 dated 30th June 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/development, land cost and statutory dues/ charges.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	: 11.07.2024	Yours faithfully, MANMOH AN SINGH RAWAT CA MANMOHAN SINGH RAWAT CA MANMOHAN S RAWAT	
Place	: Delhi		
For (name of CA firm)	: HPMS & ASSOCIATES		
Partner/ proprietor Membership no.	: 509522		

UDIN 24509522BKAREE1637



	Project	cost details (in l	lakh)		
Sr. No.	Particulars	Estimated (column - A)		Expenses Incurred (Provisional) (column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred	(%) of total incurred
1.	Land cost(including COD)	6840	33.03%	6840.00	27.28%
2.	External Development Charges	-	-	-	
3.	Infrastructure Development Charges	-		-	
4.	Internal Development Works	2820	13.62%	3648.74	14.55%
5.	Cost of construction	10593.11	51.15%	14198.31	56.63%
6.	Cost of construction of community facilities	231.29	1.12%		
7.	Other costs without financial cost	225	1.09%	383.05	1.53%
8.	Total estimated cost of the real estate project without financial cost (1+2+3+4+5+6+7) of estimated cost (column-A)	20709.48			
9.	Total cost incurred 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)	25070.10			
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.	121.06%			
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	25070.10			
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	24761.49			
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	308.61			



	Table - B Details of SEPARATE RERA bank account:					
1.	Company Name:	Suncity Projects Pvt. Ltd				
2.	Project Name:	Suncity Avenue 76				
3.	Bank name	ICICI BANK LTD				
4.	Branch name	ICICI Bank, Unit 2 Ground Floor, Solitaire Plaza MG Road DLF Phase III Gurgaon				
5.	Account no.	777705122122				
6.	IFSC code	ICIC0002451				
7.	Opening balance at the end of previous quarter (as on 01.04.2024)	536.07 lakhs				
8.	Deposits during the quarter under report	2137.36 lakhs				
9.	Withdrawals during the quarter under report	100.00 lakhs				
10.	Closing balance at the end of the quarter (as on 30.06.2024)	2573.43 lakhs *				

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For Suncity Projects Pvt. Ltd. c