TARUN MITTAL & CO.
Chartered Accountant

New Ghanshyam Market
Near Anju Nursing Home, Naya Bazar Road
Bhiwani-127021 (Haryana)
Mob.: 9992190601, 7015925746
Email : catarunmittal01@gmail.com

Chartered Accountants Certificate

	30st September 2024
Subject	Certificate for withdrawal of money from separate RERA Account at 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 September 2024.**

S. No.	Particulars	Information
1.	Project/phase of the project	Tatva Estates
2.	Location	Sector 99A, Gurugram
3.	Licensed area in acres	5 Acres
4.	Area for registration in acres	5 Acres
5.	HARERA registration	43 of 2023, dated 02.03.2023
6.	Name of licensee	Alton Buildtech India Pvt Ltd
7.	Name of collaborator	Alton Buildtech India Pvt Ltd
8.	Name of developer	Alton Buildtech India Pvt Ltd
9.	Estimated cost of real estate project	Rs. 7,914.29/- 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.	10/10/2024
2.	Name of chartered accountant firm/ Individual.	Tarun Mittal & Co

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 (September 30, 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and Statutory dues/ charges.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	:10/10/2024	Yours faithfully,
Place	GURUGRAM	CA TARUN MITTAL UDIN: 24544876BKDHRQ5840
For (name of CA firm)	TARUN MITTAL & CO	
Proprietor Membership No.	544876	

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Table – A					
S. No.	Particulars	Estimated Column – A		Column - B	
		Amount (Rs. In lacs)	(%) of total project cost	Incurred & Paid	(%) of total incurred
1.	Land Cost	4,380.99	55.36%	4,380.99	57.35%
2.	External Development Charges	596.88	7.54%	653.20	8.55%
	Infrastructure Development Charges	111.29	1.41%	120.55	1.58%
4.	Internal Development Works	1234.14	15.59%	858.25	11.24%
5.	Cost of construction	-	0.00%	-	0.000
6.	Cost of construction of communicating facilities	-	0.00%	-	0.000
7.	Other cost	1,590.99	20.10%	1,625.73	21.28%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	**Rs. 7,914.29/- Lacs**			
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)	**Rs.7,638.72 /- Lacs**			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	As per Architect's Certificate various components of the project are at different percentage of completion.			
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)**	96.52% (Sr. no. 9/ Sr. no. 8)			
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. **(Sr. No. 8 x Sr. No. 11)**	**Rs. 7638.72/- Lacs** (Sr. no. 8 x Sr. no. 11)			
13.	**Less:** amount withdrawn till date of this certificate as per the books of accounts and bank statement	**Rs. 7072.20/- Lacs**			
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	**Rs. 566.52/- Lacs**			
Note: - Proportionate land cost for the quarter shall be worked out by dividing the total land cost by total Number of quarters in which project is proposed to be completed.					

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Table – B		
Details of SEPARATE RERA bank account:		
1.	Bank Name	HDFC BANK LTD
2.	Branch Name	JMD Megapolis, Sohna Road, Gurugram, Haryana-122018
3.	Account No.	99900000902902
4.	IFSC code	HDFC0003648
5.	Opening Balance at the end of previous quarter (as on 01.07.2024)	INR 20,12,13,380.91
6.	Deposits during the quarter under report	INR 2,56,57,279.20
7.	Withdrawal during the quarter under report	INR 21,68,00,000.00
8.	Closing Balance at the end of previous quarter (as on 30.09.2024)	INR 1,00,70,660.11

CERTIFICATE BASED ON DOCUMENTS/DETAILS AND INFORMATION PROVIDED BY THE MANAGEMENT OF THE COMPANY.

UDIN: 24544876BKDHRQ5840

DATE:10/10/2024