



Annexure - C

Chartered Accountants Certificate		
Report for quarter ending		30 th Sep 2024
Subject		Certificate for withdrawal of money from separate RERA account at the end of the quarter
1.	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter (30 th September 2024).	
	Sr. No.	Particulars
		Information
	1.	Project/phase of the project
		Sobha City, Phase-4
	2.	Location
		Sector-108, Babupur Village, Gurugram,
	3.	Licensed area in acres
		39.375 acres
	4.	Area for registration in acres
		2.6778 acres
	5.	HARERA registration no.
		34 of 2019
	6.	Name of licensee
		M/s Chintels India Limited M/s Vidu Properties Private Limited M/s Chintels Credit Corporation Limited M/s Madhyanchal Leasing Limited Mr. Prashant Solomon Mr. Rohan Solomon Mr. Ramesh Solomon Mrs. Chanderlekha Solomon and M/s Sobha Limited (as Developer)
	7.	Name of collaborator
		NA
	8.	Name of developer
		M/s Sobha Limited
	9.	Estimated cost of real estate project
		343 Crore



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	30.09.2024
2.	Name of chartered accountant firm/ individual	Balaji & Sivasankar
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 (date 30st September 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	:30/09/2024	Yours faithfully, the Chartered Accountant
Place	:Bangalore	
For (name of CA firm)	:Balaji & Sivasankar	
Partner/ proprietor Membership No.	:217390	
UDIN:	24217390BKBNXD2267	

Table - A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (Column - A)		(Column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid	Total
1.	Land cost	5,730	16.71	5,730	5,730
2.	External Development Charges	623	1.82	623	623
3.	Infrastructure Development Charges	151	0.44	151	151
4.	Internal Development Works	368	1.07	368	368
5.	Cost of construction	14262	41.59	13,607	13,607
6.	Cost of construction of Community Facility	NIL	NIL	NIL	NIL
7.	Other costs	13,161	38.38	12,238	12,238
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	3,429,580,515			
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)	3,271,732,751			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	95%			



11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	95%
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	3,271,732,751
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	3,160,928,476
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	110,804,274
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.		

Table - B		
Details of SEPARATE RERA bank account:		
1.	Bank Name	Standard Chartered Bank
2.	Branch Name	Kormangala, Bengaluru
3.	Account No.	45505402182
4.	IFSC code	SCBL0036073
5.	Opening balance (including FD) as on 01 st July 2024	5,755,071
6.	Deposits during the quarter under report	218,804,951
7.	Withdrawals during the quarter under report	143,130,000
8.	Closing balance (including FD) as on 30 th September 2024	81,430,022