

Chartered Accountants Certificate⁵

Report for quarter ending 30.09.2024		
Subject		Certificate for withdrawal of money from separate RERA account the quarter ended 30.09.2024
1.	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account	
Sr. No.	Particulars	Information
1.	Project/phase of the project	The Leaf
2.	Location	Vill. Badha, Sector-85, Tehsil-Manesar
3.	Licensed area in acres	11.093 Acres
4.	Area for registration in acres	11.093 Acres
5.	HARERA registration no.	23 of 2019
6.	Name of licensee	Shiva Profins P Ltd
7.	Name of collaborator	NA
8.	Name of developer	SS Group P Ltd
9.	Estimated cost of real estate project	Rs 48380 Laacs
2.	Details related to inspection are as under	
	Date of certifying withdrawal from separate RERA account at the end of quarter 30.09.2024	03.10.2024
	Name of chartered accountant firm/ individual	Jain Atul & 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 (date 30.09.2024)	
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 03.10.2024	Yours faithfully, 
Place UDIN	: Delhi 24505147BKATRX3672	CA Neetu Jain Signature & name of the Chartered Accountant (in block letters) with stamp
For (name of CA firm)	: JAIN ATUL & ASSOCIATES	
Partner/ proprietor Membership no.	: M Ship No 505147 FRN 0030014 N	

Table – A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in lakhs)	(%) of total project cost	Incurred & paid (Rs in lacs)	(%) of total incurred
1.	Land cost				
	Land Purchase Cost	1226	2.53	1226	2.53
	License Fees	74	0.16	74	0.15
	Conversion charges	100	0.22	100	0.21
2.	External Development Charges,	3559	7.36	3559	7.35
3.	Infrastructure Development Charges & Infrastructure Augmentation Charges	416	0.86	416	0.86
4.	Internal Development Works	6649	13.74	6651	13.74
5.	Cost of construction	23876	49.35	23883	49.35
6.	Cost of construction of community facilities	548	1.12	548	1.13
7.	Other costs	11932	24.66	11935	24.66
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	Rs 48380 Lakh			
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 48392 Lakh			



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.	sr.no 9/ sr. no 8 ---- 100 %
12.	Amount which can be withdrawn from the separate RERA bank account. * 100% amount withdrawable as project fully completed.	₹.49381 Lakhs deposited in RERA account Withdrawn Limited(₹.49381*100%)= ₹ 49381
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	Rs 48,003 Lakhs
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	Rs 1378 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 RERA bank account:		
1.	Bank name	State Bank of India
2.	Branch name	Naraina Industrial Area, Delhi
3.	Account no.	39585561777
4.	IFSC code	SBIN0003876
5.	Opening balance	611.23 Lakh
6.	Deposits during the quarter (01.07.24 to 30.09.24)	1237.60 Lakh
7.	Withdrawals during the quarter (01.07.24 to 30.09.24)	470.00 Lakh
8.	Closing balance at the end of the quarter (as on 30.09.2024)	178.83 Lakh

