



The Real Estate Regulatory Authority,
Gurgaon (Haryana)

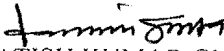
Date:07/01/2025

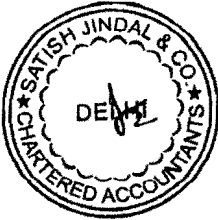
CHARTERED ACCOUNTANTS CERTIFICATE

REPORT FOR QUARTER ENDING		31.03.2024 (Mar 2024)
Subject: Certificate for withdrawal of money from separate RERA account at the end of the quarter:		
Sr. No.	Particulars	Info Information
1.	Project/Phase of the project	Zara Aavaas-2
2.	Location	Sector 104, Gurugram, Haryana
3.	Area in acres	1.03125 acres
4.	HARERA Registration No.	Reg No. 21 of 2019
5.	Name of Licensee	96 OF 2017 DATED 08.11.2017
6.	Name of Collaborator	Sukhbir Kataria, Dinesh Arya, Rajhans Kataria, Manoj Kataria, Ritu, Sheela Devi.
7.	Name of Developer	Perfect Buildwell Pvt Ltd.
8.	Cost of real estate project	Rs. 3342.03 lakh

Sir, 1. We have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter of the above mentioned project.		
1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	31.03.2024
2.	Name of chartered accountant firm/ individual	Satish Jindal & co.
2. We 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 B below.		

SATISH JINDAL & CO.
Chartered Accountants


(SATISH KUMAR GUPTA)
PARTNER
M.No. 087902
FIRM REGN NO. 009180N
Place, Delhi
Date 07/01/2025

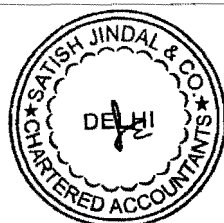


UDIN. -25087902BMLFJJ8130

Branch Office: Flat No B-504, Shyam Palace, V.I.P. Road, Vesu, Surat-395007

Table-A

Report for Quarter Ending Mar- 2024		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Estimated Cost (Column -A)	Incurring & Paid (Column - B)
1	(I) Land Cost	3	4
	(a) Cost of land or Development right (as per Collaboration agreement), lease premium, lease rent and legal cost	1,394.00	846.89
	TOTAL LAND COST (in Rs.)	1,394.00	846.89
2	(II) Development Cost/Cost of Construction:	Estimated (Column -A)	Incurring & Paid (Column - B)
	a. (i) Estimated Cost of Construction as certified by Engineer (Column - A)	1,650.00	1698.74
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority (Column-A)		
	(iii) Actual Cost of Construction incurred and paid as per the RERA Bank Account/ books of accounts as verified by the CA (column - B)	-	-
	(iv) Actual cost of internal services /community facilities paid from RERA bank account/books of accounts as verified by the CA (Column-B) Note. — (for adding to total cost of construction incurred. Minimum of (i)+(ii) or (iii)+(iv) is to be considered)	-	-
	(v) On-site overhead expenditure for development of project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant's fees, site overheads, cost of machineries and equipment including its hire and maintenance costs, consumables etc.	175.03	314.93
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	123.00	101.09
	c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction		
2	TOTAL DEVELOPMENT AND CONSTRUCTION COST	1,948.03	2114.76
3	TOTAL COST OF PROJECT (Row 1+ Row 2)	3,342.03	2961.65
4	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost)	88.62%	
5	Total amount received from allottees till date since Inception of the Project (in Rs.)	3387.12	
6	70% Amount to be deposited in RERA Account (0.7*Row 5)	2370.98	



Satish Kumar Gupta
(SATISH KUMAR GUPTA)
M. NO 087902

7	Cummulative Amount that can be withdrawn from Rera bank account, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 3)	2961.65
8	Amount actually withdrawn till date since inception of the project	2370.98
9	Balance available in Rera Account A/c.	2.97
10	Amount that can be withdrawn from the Rera Bank A/C under this certificate (Row 7 – Row 8)	590.67
This certificate is being issued on specific request of M/s PERFECT BUILDWELL PRIVATE LIMITED (Name of the Promoter) for HARYANA RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief. Further fund withdrawal from Escrow / RERA account & its utilization is exclusively the responsibility of the management and promoters.		

SATISH JINDAL & CO.
Chartered Accountants



(SATISH KUMAR GUPTA)
PARTNER
M.No. 087902
FIRM REGN NO. 009180N
Place. Delhi
Date 07/01/2025
UDIN. -25087902BMLFJJ8130



Table- B
Details of RERA Bank Account:

Bank Name	Axis Bank Ltd
Branch Name	Lajpat Nagar
Account No.	91902008120705
IFSC Code	UTIB0000126
Opening Balance (as on 01.01.2024)	10.36 Lac
Deposits during the period	47.87 Lac
Withdrawals during the period	55.26 Lac
Closing Balance (as on 31.03.2024)	2.97 Lac
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 31.03.2024)	
Further to above, based upon our examination of books of accounts and related records and confirmation given by the management 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.	

SATISH JINDAL & CO.
Chartered Accountants


(SATISH KUMAR GUPTA)
PARTNER
M.No. 087902
FIRM REGN NO. 009180N
Place, Delhi
Date 07/01/2025



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TO WHOM SOEVER IT MAY CONCERN

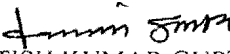
We, hereby certified that M/s Perfect Buildwell Pvt. Ltd. (Company) Registered office at D-64, Defence colony, New Delhi-110024. below details pertaining for the projects "Zara Aavaas-2" and situated in sector -104, Gurugram.

Total units available in the projects

Particulars	Units
Total available apartments in the projects	132
Number of apartments sold upto 31-03-2024	132
Number of unsold apartment as on 31-03-2024	0

SATISH JINDAL & CO.

Chartered Accountants


(SATISH KUMAR GUPTA)
PARTNER

M.No. 087902

FIRM REGN NO. 009180N

Place. Delhi

Date 07/01/2025

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