



ANNEXURE-C

Chartered Accountants Certificate[1]		
Report for quarter ending		30 th September 2021
Subject		Certificate for withdrawal of money from separate RERA account
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	Hero Homes
2	Location	Village Dhanwapur and Gurgaon, Sector 104, Dwarka Expressway, Gurugram, Haryana
3	Licensed area in acres	Total licenced area is 34.0229 Acres, out of which project land is 9.053 Acres (including land for Tower T-08)
4	Area for registration in acres	9.053 acres (includes area of Residential Tower 8, which shall be registered in future as a separate phase)
5	HARERA registration no.	RC/REP/HARERA/GGM/2018/24
6	Name of licensee	Juventus Estates Ltd. Mabon Properties Ltd. Mariana Infrastructure Ltd.
7	Name of collaborator	
8	Name of developer	Vikas Parks Private Limited (BIP Holder with 100% interest)
9	Estimated cost of real estate project	RS 84408 Lakhs
Details related to inspection are as under		
1	Date of certifying withdrawal of money from separate RERA	
2	Name of chartered accountant firm/ individual	
3	I certify withdrawal of money from separate RERA account for the aforesaid project as on 30.09.2021 is as	
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 30th September 2021.	
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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.	

RAJAT KALSI
MN- 518515

RK-BHALLA & CO.
FRN-024798N
UDIN:-21518515

Date:-12/10/2021
Place:-New Delhi



SL. No.	Particulars	Project cost details (in lacs)			
		Estimated Cost, (column - A)		Actual Cost, (column - B)	
		Amount (Rs in lacs)	(%) of total project cost	Incurred & paid	(%) of total incurred
1.	Land cost	15,629	19%	Total Land cost paid 15117	
				4,818	12%
2.	External Development Charges *	5,870	7%	5,178	13%
3.	Infrastructure Development Charges *	561	0.7%	561	1%
4.	Internal Development Works	8,551	10%	1,624	4%
5.	Cost of construction	30,152	36%	10,307	25%
6.	Cost of construction of community facilities		0%		0%
7.	Other costs	23,645	28%	18,907	46%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	84,408 Lakhs			
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)	41,396 Lakhs			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	20.55%			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	49.04%			
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	41,396 Lakhs			
13.	Less amount withdrawn till 30.09.2021 as per the books of accounts and bank statement	17,257 Lakhs			
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	24,139 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 * EDC/IDC cost are reinstated in estimation cost as per new agreement with Juventus (with other relevant companies) on saleable area ratio between Towers 1 to 7 and Tower 8 (Proposed)					

Table - B		
Details of SEPARATE RERA bank account:		
1.	Bank name	Yes Bank Limited
2.	Branch name	Okhla Industrial Estate, Phase II, New Delhi
3.	Account no.	20872400000015
4.	IFSC code	YESB0000208
5.	Opening balance at the end of previous quarter (As on 01.07.2021)	Rs. 0
6.	Deposits during the quarter under report	1827 Lakhs
7.	Withdrawals during the quarter under report	1827 Lakhs
8.	Closing balance at the end of the quarter (As on 30.09.2021)	Rs. 0

