



MK MOHAPATRA & CO.

CHARTERED ACCOUNTANTS

Annexure C

Chartered Accountants Certificate		
Report for quarter ending		30 th September 2025
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 (30.09.2025).	
Sr. No.	Particulars	Information
1.	Project/phase of the project	DE-LUXE DXP
2.	Location	Sector-37D, Gurugram, Haryana
3.	Licensed area in acres	16.65625 acres
4.	Area for registration in acres	16.65625 acres
5.	HARERA registration no.	10 of 2024 Dated: 07.02.2024
6.	Name of licensee	M/s Signature Global Business Park Pvt. Ltd. & M/s Fantabulous Town Developers Pvt. Ltd.
7.	Name of collaborator	M/s Signature Global Business Park Pvt. Ltd.
8.	Name of developer	M/s Signature Global Business Park Pvt. Ltd.
9.	Estimated cost of real estate project	2,53,182 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	13 th October 2025
2.	Name of chartered accountant firm/ individual	MK MOHAPATRA & 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;	



Office No, 518 Emaar Colonnade Golf Course
Extension Road Sector 66 Gurgaon, 122018



jatin.bansal@mk mohapatra.com



+91 8826524462

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 document still (date <u>30.09.2025</u>)
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 13 th October 2025	Yours faithfully,  CA JATIN BANSAL 
Place	: New Delhi	
For (name of CA firm)	: MK MOHAPATRA & CO.	
Partner/ proprietor Membership No.	: 562306	
UDIN	: 25562306BMHYOD7710	

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 (Rs. in lacs)	(%) of total incurred
1.	Land cost	24,850.68	9.82%	5,256.52	7.39%
2.	External Development Charges	10,097.00	3.99%	10,097.01	14.20%
3.	Infrastructure Development Charges	1,119.02	0.44%	1,119.03	1.57%
4.	Internal Development Works	2,049.50	0.80%	-	-
5.	Cost of construction	1,60,000.00	63.20%	25,433.80	35.76%
6.	Cost of construction of community facilities & External development work	-	-	-	-
7.	Other costs	55,065.80	21.75%	29,212.18	41.08%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost(column-A)	2,53,182.00			
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)	71,118.54			
10.	Percentage of completion of construction work (as per project architect/engineer's certificate by the end of month/quarter)	16.00%			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	28.09%			
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 authorized withdrawal up till now	71,118.54			



13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	68,314.30
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	2,804.24
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.		

Figures in Lacs

Table – B		
Details of SEPARATE RERA bank account:		
1.	Bank Name	ICICI BANK Limited
2.	Branch Name	Unitech Trade Center, Sushant Lok
3.	Account No.	777705031468
4.	IFSC code	ICIC0000314
5.	Opening balance at the end of previous quarter (as on 01.07.2025)	79.70
6.	Deposits during the quarter under report	14,442.99
7.	Withdrawals during the quarter under report	12,988.00
8.	Closing balance at the end of the quarter (as on 30.09.2025)	1,534.69

For MK MOHAPATRA & CO.
Chartered Accountant



CA JATIN BANSAL
(Partner)
M.No. - 562306
UDIN: 25562306BMHYOD7710

Place: New Delhi
Date: 13th October 2025