

| Chartered Accountants Certificate |                                                                                                                                                                                                     |                                                                                          |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Report for quarter ending         |                                                                                                                                                                                                     | 30 <sup>th</sup> September 2026                                                          |
| 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 (30.09.2026).                                      |                                                                                          |
| 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 Ltd. & M/s Fantabulous Town Developers Ltd.           |
| 7.                                | Name of collaborator                                                                                                                                                                                | M/s Signature Global Business Park Ltd.                                                  |
| 8.                                | Name of developer                                                                                                                                                                                   | M/s Signature Global Business Park Ltd.                                                  |
| 9.                                | Estimated cost of real estate project                                                                                                                                                               | 2,53,182 Laes                                                                            |
| 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                                                                                                         | 12 <sup>th</sup> October 2026                                                            |
| 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; |                                                                                          |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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>30.09.2026</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                               | : 12 <sup>th</sup> October 2026 | <div>Yours faithfully,</div> <div></div> <div>CA JATIN BANSAL</div> |
| Place                              | : New Delhi                     |                                                                                                                                                        |
| For (name of CA firm)              | : MK MOHAPATRA & CO.            |                                                                                                                                                        |
| Partner/ proprietor Membership No. | : 562306                        |                                                                                                                                                        |
| UDIN                               | : 26562306SDNKON4589            |                                                                                                                                                        |

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%                     | 7,803.71                      | 8.16%                 |
| 2.                             | External Development Charges                                                                                                                                                                                                                                    | 10,097.00              | 3.99%                     | 10,097.01                     | 10.56%                |
| 3.                             | Infrastructure Development Charges                                                                                                                                                                                                                              | 1,119.02               | 0.44%                     | 1,119.03                      | 1.17%                 |
| 4.                             | Internal Development Works                                                                                                                                                                                                                                      | 2,049.50               | 0.80%                     | -                             | -                     |
| 5.                             | Cost of construction                                                                                                                                                                                                                                            | 1,60,000.00            | 63.20%                    | 43,193.50                     | 45.16%                |
| 6.                             | Cost of construction of community facilities & External development work                                                                                                                                                                                        | -                      | -                         | -                             | -                     |
| 7.                             | Other costs                                                                                                                                                                                                                                                     | 55,065.80              | 21.75%                    | 33,428.98                     | 34.95%                |
| 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) |                        |                           |                               | 95,642.23             |
| 10.                            | Percentage of completion of construction work (as per project architect/engineer's certificate by the end of month/quarter)                                                                                                                                     |                        |                           |                               | 27.00%                |
| 11.                            | Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.                                                                                                                              |                        |                           |                               | 37.78%                |
| 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                                                                                     |                        |                           |                               | 95,642.23             |



|                                                                                                                                                                                                       |                                                                                                     |           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------|
| 13.                                                                                                                                                                                                   | Less amount withdrawn till date of this certificate as per the books of accounts and bank statement | 85,093.55 |
| 14.                                                                                                                                                                                                   | Net amount which can be withdrawn from the separate RERA bank account under this certificate        | 10,548.68 |
| <b>Note:</b> 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 01.07.2026) | 978.05                            |  |
| 6.                                     | Deposits during the quarter under report                          | 2,696.50                          |  |
| 7.                                     | Withdrawals during the quarter under report                       | 3,055.00                          |  |
| 8.                                     | Closing balance at the end of the quarter (as on 30.09.2026)      | 619.55                            |  |

For MK MOHAPATRA & CO.  
Chartered Accountant



CA JATIN BANSAL  
(Partner)  
M.No. - 562306  
UDIN: 26562306SDNKON4589

Place: New Delhi  
Date: 12<sup>th</sup> October 2026