

BMGS & ASSOCIATES

CHARTERED ACCOUNTANTS

Annexure C

Chartered Accountants Certificate ³		
Report for quarter ending		30 th JUNE 2022
Subject		Certificate for withdrawal of money from separate RERA account at the end of the quarter
201.	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter (30.06.2022).	
Sr. No.	Particulars	Information
1.	Project/phase of the project	SIGNATURE GLOBAL CITY 37D-1
2.	Location	Village Gadoli Kalan, Sector – 37 D, Gurugram
3.	Licensed area in acres	20.589 acres
4.	Area for registration in acres	15.502 acres
5.	HARERA registration no.	31 of 2021 dated 13.07.2021
6.	Name of licensee	Lalwani Brothers Buildcon LLP & Unistay Hospitality Pvt. Ltd.
7.	Name of collaborator	Signatureglobal Developers Private Limited
8.	Name of developer	Signatureglobal Developers Private Limited
9.	Estimated cost of real estate project	43466.30 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	23 rd August 2022
2.	Name of chartered accountant firm/ individual	BMGS & 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 document still (date <u>30.06.2022</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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 23 rd August 2022	Yours faithfully,  VAIBHAV BAJAJ, FCA
Place	: New Delhi	
For (name of CA firm)	: BMGS & Associates	
Partner/ proprietor Membership No.	: 520512	
UDIN	: 22520512APRDSV7237	



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	15796.40	36.34%	1,367.64	12.16%
2.	External Development Charges	2092.10	4.81%	1,509.41	13.43%
3.	Infrastructure Development Charges	338.80	0.78%	374.38	3.33%
4.	Internal Development Works	1278.00	2.94%	-	-
5.	Cost of construction	19661.20	45.23%	4,916.47	43.73%
6.	Cost of construction of community facilities & External development work	-	-	-	-
7.	Other costs	4299.80	9.90%	3075.25	27.35%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	43466.30			
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)	11,243.15			
10.	Percentage of completion of construction work (as per project architect/engineer's certificate by the end of month/quarter)	21.18%			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	25.87%			
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	11,243.15			



13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	7,834.64
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	3,408.51
Note: - Proportionate land cost for the quarter shall be worked out by dividing the total land cost by total number of quarters in which project is proposed to be completed.		

(Figures in Lacs)

Table – B		
Details of SEPARATE RERA bank account:		
1.	Bank Name	IndusInd Bank
2.	Branch Name	Dr. Gopal Das Bhawan, 28, Barakhamba Road, New Delhi - 110 001
3.	Account No.	250025003702
4.	IFSC code	INDB00000005
5.	Opening balance at the end of previous quarter (as on 01.04.2022)	86.58
6.	Deposits during the quarter under report	2,306.17
7.	Withdrawals during the quarter under report	2,326.02
8.	Closing balance at the end of the quarter (as on 30.06.2022)	66.73

for BMGS & Associates
Chartered Accountants
FRN 026886N

Vaibhav Bajaj

Vaibhav Bajaj, FCA
Partner
M.No. 520512
UDIN: 22520512APRDSV7237



Date: 23rd August, 2022
Place: New Delhi