

BMGS & ASSOCIATES

CHARTERED ACCOUNTANTS

Annexure C

Chartered Accountants Certificate		
Report for quarter ending		30 th September 2022
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 30.09.2022	
Sr. No.	Particulars	Information
1.	Project/phase of the project	Signature Global City – II
2.	Location	Village Kailash Sector-28A ,Karnal
3.	Licensed area in acres	15 Acres
4.	Area for registration in acres	15 Acres
5.	HARERA registration no.	HRERA-PKL-KNL-26-2018 dated 20.07.2018
6.	Name of licensee	Fantabulous Town Developers Pvt. Ltd.
7.	Name of collaborator	Maa Vaishno Net Tech Pvt. Ltd.
8.	Name of developer	Fantabulous Town Developers Pvt. Ltd.
9.	Estimated cost of real estate project	13,589.00Lacs
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	29.10.2022
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 documents till date 30.09.2022.
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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.

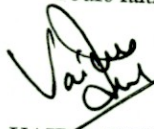
Date	: 29.10.2022	Yours faithfully,  VAIBHAV BAJAJ, FCA
Place	: New Delhi	
For (name of CA firm)	: BMGS & Associates	
Partner/ proprietor Membership No.	: 520512	
UDIN	: 22520512BBGDDT6576	



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	1292.00	9.51%	1,292.00	22.26%
2.	External Development Charges and Other Approval Charges	150.00	1.10%	241.40	4.16%
3.	Infrastructure Development Charges	-	-	-	-
4.	Internal Development Works	-	-	-	-
5.	Cost of construction	10347.00	76.14%	3754.7	64.69%
6.	Cost of construction of community facilities	-	-	-	-
7.	Other costs	1800.00	13.25%	516.00	8.89%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)				
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)				
10.	Percentage of completion of construction work (as per project architect's/engineer's certificate by the end of month/quarter)				
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.				
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				



13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	4332.34
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	1471.80
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	Barakhamba Branch, New Delhi
3.	Account No.	250016062012
4.	IFSC code	INDB00000005
5.	Opening balance at the end of previous quarter (as on <u>01.07.2022</u>)	59.36
6.	Deposits during the quarter under report	554.91
7.	Withdrawals during the quarter under report	612.51
8.	Closing balance at the end of the quarter (as on <u>30.09.2022</u>)	1.76

for **BMGS & Associates**
Chartered Accountants
FRN 026886N

Vaibhav Bajaj
Vaibhav Bajaj, FCA
Partner
M.No.520512
UDIN: 22520512BBGDDT6576



Date: 29th Oct, 2022
Place: New Delhi