



MK MOHAPATRA & CO.
Chartered Accountants

Annexure C

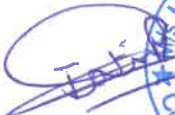

Chartered Accountants Certificate		
Report for quarter ending		31 st MARCH 2023
Subject		Certificate for withdrawal of money from separate RERA account at the end of the quarter
201.	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter (31.03.2023).	
	Sr. No.	Particulars
		Information
	1.	Project/phase of the project
		SIGNATURE GLOBAL CITY 37D
	2.	Location
		Village Gadoli Kalan, Sector – 37 D, Gurugram
	3.	Licensed area in acres
		20.589 acres
	4.	Area for registration in acres
		20.589 acres
	5.	HARERA registration no.
		30 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
		20,160.80 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
		24 April 2023
	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;	





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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>31.03.2023</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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 24 April 2023	<div>Yours faithfully</div> <div></div> <div>CA JATIN BANSAL</div> <div></div>
Place	: New Delhi	
For (name of CA firm)	: MK MOHAPATRA & CO.	
Partner/ proprietor Membership No.	: 562306	
UDIN	: 23562306BGVEVG5643	



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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	9,958.47	49.40%	3751.70	52.42%
2.	External Development Charges	2,778.60	13.78%	2004.99	28.01%
3.	Infrastructure Development Charges	449.94	2.23%	485.60	6.78%
4.	Internal Development Works	2,528.03	12.54%	915.34	12.79%
5.	Cost of construction	-	-	-	-
6.	Cost of construction of community facilities & External development work	-	-	-	-
7.	Other costs	4445.76	22.05%	-	-
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/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				





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13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	
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	Kotak Mahindra Bank Ltd.
2.	Branch Name	MD Regent Square, MG Road, Gurgaon-122002, Haryana
3.	Account No.	9047207489
4.	IFSC code	KKBK0000261
5.	Opening balance at the end of previous quarter (as on 01.01.2023)	0.00
6.	Deposits during the quarter under report	0.00
7.	Withdrawals during the quarter under report	0.00
8.	Closing balance at the end of the quarter (as on 31.03.2023)	0.00

For MK MOHAPATRA & CO.
Chartered Accountant



CA JATIN BANSAL
(Partner)
M.No. - 562306
UDIN: 23562306BGVEVG5643

Place: New Delhi
Date: 24-04-2023