



MK MOHAPATRA & CO.
Chartered Accountants

Annexure C



Chartered Accountants Certificate ³																																
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).																															
	<table border="1"><thead><tr><th>Sr. No.</th><th>Particulars</th><th>Information</th></tr></thead><tbody><tr><td>1.</td><td>Project/phase of the project</td><td>SIGNATURE GLOBAL CITY 37D-1</td></tr><tr><td>2.</td><td>Location</td><td>Village Gadoli Kalan, Sector – 37 D, Gurugram</td></tr><tr><td>3.</td><td>Licensed area in acres</td><td>20.589 acres</td></tr><tr><td>4.</td><td>Area for registration in acres</td><td>15.502 acres</td></tr><tr><td>5.</td><td>HARERA registration no.</td><td>31 of 2021 dated 13.07.2021</td></tr><tr><td>6.</td><td>Name of licensee</td><td>Lalwani Brothers Buildcon LLP & Unistay Hospitality Pvt. Ltd.</td></tr><tr><td>7.</td><td>Name of collaborator</td><td>Signatureglobal Developers Private Limited</td></tr><tr><td>8.</td><td>Name of developer</td><td>Signatureglobal Developers Private Limited</td></tr><tr><td>9.</td><td>Estimated cost of real estate project</td><td>43,466.30 Lacs</td></tr></tbody></table>	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	43,466.30 Lacs	
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2.	Details related to inspection are as under																															
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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	Yours faithfully   CA JATIN BANSAL
Place	: New Delhi	
For (name of CA firm)	: MK MOHAPATRA & CO.	
Partner/ proprietor Membership No.	: 562306	
UDIN	: 23562306BGVEUT6514	



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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	15796.40	36.34%	2,393.36	14.76%
2.	External Development Charges	2092.10	4.81%	1,509.41	9.31%
3.	Infrastructure Development Charges	338.80	0.78%	374.38	2.31%
4.	Internal Development Works	1278.00	2.94%	-	-
5.	Cost of construction	19661.20	45.23%	7,812.45	48.19%
6.	Cost of construction of community facilities & External development work	-	-	-	-
7.	Other costs	4299.80	9.90%	4,121.38	25.43%
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	13,612.92
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	2,598.06
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.	250025003702
4.	IFSC code	INDB0000005
5.	Opening balance at the end of previous quarter (as on 01.01.2023)	2853.50
6.	Deposits during the quarter under report	1936.59
7.	Withdrawals during the quarter under report	4445.69
8.	Closing balance at the end of the quarter (as on 31.03.2023)	344.40

For MK MOHAPATRA & CO.
Chartered Accountant



CA JATIN BANSAL
(Partner)
M.No. - 562306
UDIN: 23562306BGVEUT6514

Place: New Delhi
Date: 24-04-2023