



# MK MOHAPATRA & CO.

## CHARTERED ACCOUNTANTS

Annexure C

Chartered Accountants Certificate		
Report for quarter ending		30 <sup>th</sup> JUNE 2023
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 30.06.2023	
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	20 <sup>th</sup> July 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;	



1/6680, East Rohtash Nagar,  
Shahdara, Delhi-32



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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 documents till date 30.06.2023.
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 20th July 2023	<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	: 23562306BGVFAW9815	

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	18.59%
2.	External Development Charges and Other Approval Charges	150.00	1.10%	241.40	3.47%
3.	Infrastructure Development Charges	-	-	-	-
4.	Internal Development Works	-	-	-	-
5.	Cost of construction	10347.00	76.14%	4,853.66	69.84%
6.	Cost of construction of community facilities	-	-	-	-
7.	Other costs	1800.00	13.25%	562.78	8.10%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost(column-A)	13589.00			
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)	6949.84			
10.	Percentage of completion of construction work (as per project architect's/engineer's certificate by the end of month/quarter)	47%			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	51.14%			
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	6949.84			



13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	5875.19
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	1074.65
<b>Note: -</b> 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	INDB0000005
5.	Opening balance at the end of previous quarter (as on 01.04.2023)	36.18
6.	Deposits during the quarter under report	384.61
7.	Withdrawals during the quarter under report	-
8.	Closing balance at the end of the quarter (as on 30.06.2023)	420.79

**For MK MOHAPATRA & CO.**  
Chartered Accountant



**CA JATIN BANSAL**  
(Partner)  
M.No. - 562306  
UDIN: 23562306BGVFAW9815

**Place: New Delhi**  
**Date: 20th July 2023**