



# MK MOHAPATRA & CO.

## CHARTERED ACCOUNTANTS

Annexure C

Chartered Accountants Certificate		
Report for quarter ending		30 <sup>th</sup> SEPTEMBER 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 as on 30.09.2023	
Sr. No.	Particulars	Information
1.	Project/phase of the project	SIGNATURE GLOBAL PARK-III EXT. (PHASE-I)
2.	Location	Village Dhunela, Sector-36, Sohna, Gurugram
3.	Licensed area in acres	4.2625 Acres
4.	Area for registration in acres	3.35 Acres
5.	HARERA registration no.	06 of 2021 dated 29.01.2021
6.	Name of licensee	Signatureglobal Homes Private Limited in collaboration with Sternal Buildcon Private Limited
7.	Name of collaborator	NA
8.	Name of developer	Signatureglobal Homes Private Limited
9.	Estimated cost of real estate project	6,804.90 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	14/10/2023
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 30.09.2023.
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 14/10/2023	<div>Yours faithfully</div> <div></div>
Place	: New Delhi	
For (name of CA firm)	: MK MOHAPATRA & CO.	
Partner/ proprietor Membership No.	: 562306	
UDIN	: 23562306BGVFQJ6795	

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	2934.90	43.13%	1777.89	37.87%
2.	External Development Charges	207.80	3.05%	175.80	3.74%
3.	Infrastructure Development Charges	28.10	0.41%	30.20	0.64%
4.	Internal Development Works	384.10	5.64%	-	-
5.	Cost of construction	2100.00	30.87%	1596.15	34.00%
6.	Cost of construction of community facilities	-	-	-	-
7.	Other costs	1150.00	16.90%	1115.01	23.75%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost(column-A)	6804.90			
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)	4695.05			
10.	Percentage of completion of construction work (as per project architect/engineer's certificate by the end of month/quarter)	64%			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	69%			
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	4695.05			



13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	3008.72
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	1686.33
<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	SBM Bank (India) Limited
2.	Branch Name	Connaught Place, New Delhi
3.	Account No.	20052021001911
4.	IFSC code	STCB00000065
5.	Opening balance at the end of previous quarter (as on 01.07.2023)	61.08
6.	Deposits during the quarter under report	298.31
7.	Withdrawals during the quarter under report	340.00
8.	Closing balance at the end of the quarter (as on 30.09.2023)	19.40

For MK AGHAPATRA & CO.  
Chartered Accountant



CA JATIN BANSAL  
(Partner)  
M.No. - 562306  
UDIN: 23562306BGVFQJ6795

Place: New Delhi  
Date: 14/10/2023