

BMGS & ASSOCIATES

CHARTERED ACCOUNTANTS

Annexure C

Chartered Accountants Certificate																															
Report for quarter ending	30th September 2020																														
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 th September 2020).																														
	Sr. No.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;">Particulars</th> <th style="width: 85%; text-align: center;">Information</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1.</td> <td>Project/phase of the project</td> <td>Signature global Prime</td> </tr> <tr> <td style="text-align: center;">2.</td> <td>Location</td> <td>Village-Kadarpur, Sec-63A, Gurugram</td> </tr> <tr> <td style="text-align: center;">3.</td> <td>Licensed area in acres</td> <td>5.00 Acres</td> </tr> <tr> <td style="text-align: center;">4.</td> <td>Area for registration in acres</td> <td>5.00 Acres</td> </tr> <tr> <td style="text-align: center;">5.</td> <td>HARERA registration no.</td> <td>68 of 2019 dated 14.11.2019</td> </tr> <tr> <td style="text-align: center;">6.</td> <td>Name of licensee</td> <td>Signature global India Private Limited</td> </tr> <tr> <td style="text-align: center;">7.</td> <td>Name of collaborator</td> <td>NA</td> </tr> <tr> <td style="text-align: center;">8.</td> <td>Name of developer</td> <td>Signature global India Private Limited</td> </tr> <tr> <td style="text-align: center;">9.</td> <td>Estimated cost of real estate project</td> <td>18161.53 Lacs</td> </tr> </tbody> </table>	Particulars	Information	1.	Project/phase of the project	Signature global Prime	2.	Location	Village-Kadarpur, Sec-63A, Gurugram	3.	Licensed area in acres	5.00 Acres	4.	Area for registration in acres	5.00 Acres	5.	HARERA registration no.	68 of 2019 dated 14.11.2019	6.	Name of licensee	Signature global India Private Limited	7.	Name of collaborator	NA	8.	Name of developer	Signature global India Private Limited	9.	Estimated cost of real estate project	18161.53 Lacs
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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;																														



B-9, Sardar Nagar, G. T. Road, Delhi-110 009

Tele: +91 11 2712 0796 Mobile: +91 98711 03657 Email: cabmgs@gmail.com

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 30.09.2020.
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	: 07.10.2020	Yours faithfully,  VAIBHAV BAJAJ, FCA
Place	: DELHI	
For (name of CA firm)	: BMGS&Associates	
Partner/ proprietor Membership No.	: 520512	
UDIN	: 20520512AAAAPN6018	



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	(%) of total incurred
1.	Land cost	3375.82	18.59%	843.96	23.15%
2.	External Development Charges	758.15	4.17%	154.00	4.22%
3.	Infrastructure Development Charges				
4.	Internal Development Works	637.84	3.51%		
5.	Cost of construction	9625.00	53.00%	865.61	23.74%
6.	Cost of construction of community facilities	599.25	3.30%		
7.	Other costs	3165.47	17.43%	1782.38	48.89%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost(column-A)	18,161.53			
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)	3645.95			
10.	Percentage of completion of construction work (as per project architect/engineer's certificate by the end of month/quarter)	7.97%			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	20.08%			
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	3645.95			



13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	2816.64
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	829.31
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	Yes Bank
2.	Branch Name	Janpath Branch, New Delhi
3.	Account No.	013672500000121
4.	IFSC code	YESB0000136
5.	Opening balance at the end of previous quarter (ason 01.07.2020)	5.27
6.	Deposits during the quarter under report	2201.22
7.	Withdrawals during the quarter under report	2200.08
8.	Closing balance at the end of the quarter (ason 30.09.2020)	6.41

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

Vaibhav Bajaj

Vaibhav Bajaj, FCA
M. No. 520512
UDIN: 20520512AAAAAPN6018



Place: New Delhi
Date: 07TH October, 2020