



MK MOHAPATRA & CO.

CHARTERED ACCOUNTANTS

Annexure C

Chartered Accountants Certificate		
Report for quarter ending		31 st March 2024
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 (31.03.2024).	
Sr. No.	Particulars	Information
1.	Project/phase of the project	SIGNATURE GLOBAL PRIME
2.	Location	Village-Kadarpur, Sec-63A, Gurugram
3.	Licensed area in acres	5.74375 Acres
4.	Area for registration in acres	5.74375 Acres
5.	HARERA registration no.	68 of 2019 dated 14.11.2019 AMENDED 12.09.2022
6.	Name of licensee	Signatureglobal (India) Limited (Formerly Known as Signatureglobal (India) Private Limited)
7.	Name of collaborator	NA
8.	Name of developer	Signatureglobal (India) Limited (Formerly Known as Signatureglobal (India) Private Limited)
9.	Estimated cost of real estate project	21446.18 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 th April 2024
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 till date 31.03.2024.
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 14th April 2024	
Place	: New Delhi	
For (name of CA firm)	: MK MOHAPATRA & CO.	
Partner/ proprietor Membership No.	: 562306	
UDIN	: 24562306BKAHPQ8045	

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	3878.49	18.10%	3878.50	20.52%
2.	External Development Charges	870.90	4.06%	692.65	3.66%
3.	Infrastructure Development Charges				
4.	Internal Development Works	637.84	2.97%		
5.	Cost of construction	11125.00	51.87%	10918.62	57.75%
6.	Cost of construction of community facilities	599.25	2.79%		
7.	Other costs	4334.70	20.21%	3415.54	18.07%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost(column-A)				21446.18
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)				18905.31
10.	Percentage of completion of construction work (as per project architect/engineer's certificate by the end of month/quarter)				88%
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.				88.15%
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 authorised withdrawal up till now				18905.31



13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	14841.68
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	4063.63
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	ICICI Bank Limited
2.	Branch Name	Unitech Trade Centre, 05 A, Sector Rd, Sushant Lok Phase I, Gurugram, Haryana 122002
3.	Account No.	777705031402
4.	IFSC code	ICIC0000314
5.	Opening balance at the end of previous quarter (as on 01.01.2024)	42.34
6.	Deposits during the quarter under report	320.81
7.	Withdrawals during the quarter under report	142.00
8.	Closing balance at the end of the quarter (as on 31.03.2024)	221.15

For MK MOHAPATRA & CO.
Chartered Accountant



CA JATIN BANSAL
(Partner)
M.No. - 562306
UDIN: 24562306BKAHPQ8045

Place: New Delhi
Date: 14th April 2024