

MK MOHAPATRA & CO.

CHARTERED ACCOUNTANTS

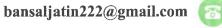
Annexure C

| Rep | ort for o | quarter ending | 30 TH SEPTEMEBR 2024 | |
|------|--|---|--|--|
| Subj | ect | | 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 (30.09.2024). | | | |
| | Sr. No. | Particulars | Information | |
| | 1. | Project/phase of the project | SIGNATURE GLOBAL SUPERBIA | |
| | 2. | Location | Village Dhorka, Sector-95, Gurugram, Haryana | |
| | 3. | Licensed area in acres | 7.325 acres | |
| | 4. | Area for registration in acres | 7.325 acres | |
| | 5. | HARERA registration no. | 42 of 2020 dated 09.11.2020 | |
| | .6. | Name of licensee | Sternal Buildcon Private Limited | |
| | 7. | Name of collaborator | Sternal Buildcon Private Limited | |
| | 8. | Name of developer | Sternal Buildcon Private Limited | |
| | 9. | Estimated cost of real estate project | 25,549.91 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 | 16th October 2024 | |
| | 2. | Name of chartered accountant firm/individual | MK MOHAPATRA & CO. | |











| 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 30.09.2024) |

| l | 5. | Further to above, based upon our examination of books of accounts and related records, it is confirmed that |
|---|----|---|
| l | | no amount has been withdrawn except for payment towards construction/ development, land cost and |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 | : 16th October 2024 | Yours faithfully, |
|---------------------------------------|----------------------|-------------------|
| Place | : New Delhi | CA JATIN BANSAL |
| For (name of CA firm) | : MK MOHAPATRA & CO. | Ced Account |
| Partner/ proprietor Membership No. | : 562306 | |
| UDIN | : 24562306BKAIWZ4190 | |

Table – A

| | | Project cost deta | ills (in lacs) | | |
|------------|---|----------------------|---------------------------|----------------------------------|-----------------------|
| Sr. No. | Particulars | Estim: (column | | (column - I | 3) . |
| | | Amount (Rs. in lacs) | (%) of total project cost | Incurred & paid (Rs. in lacs) | (%) of total incurred |
| 1. | Land cost | 6576.92 | 25.74% | 5753.99 | 33.76% |
| 2. | External Development Charges | 987.23 | 3.86% | 987.23 | 5.79% |
| 3. | Infrastructure Development Charges | - | - | - | - |
| 4. | Internal Development Works | 827.55 | 3.24% | - | - |
| 5. | Cost of construction | 14275.35 | 55.87% | 7852.70 | 46.07% |
| 6. | Cost of construction of community facilities& External development work | 200.00 | 0.78% | - | - |
| 7. | Other costs | 2682.86 | 10.51% | 2451.90 | 14.38% |
| 8. | Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost(column-A) | .1 | | | 25,549.9 |
|). | 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) | | | | 17,045. |
| 0. | Percentage of completion of construction work (as per project architect/engineer's certificate by the end of month/quarter) | | | | 51.00 |
| | Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost. | | | | 66.729 |
| | 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 | | | | 17,045.8 |

| 13. | Less amount withdrawn till date of this certificate as per the books of accounts and bank statement | 13,556.05 |
|------|---|--|
| 14. | Net amount which can be withdrawn from the separate RERA bank account under this certificate | 3,489.77 |
| Note | F | used on the total land cost in proportion of construction cost incurred ctual paid land cost, whichever is lesser. |

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-110001 | | | |
| 3. | Account No. | 20052020001318 | | | |
| 4. | IFSC code | STCB0000065 | | | |
| 5. | Opening balance at the end of previous quarter (as on 01.07.2024 | 50.19 | | | |
| 5. | Deposits during the quarter under report | 708.69 | | | |
| 7. | Withdrawals during the quarter under report | 714.40 | | | |
| 3. | Closing balance at the end of the quarter (as on 30.09.2024) | 44.48 | | | |

For MK MOHAPATRA & CO. Chartered Accountant

CA JATIN BANSAL

(Partner) M.No. - 562306

UDIN: 24562306BKAIWZ4190

Place: New Delhi

Date: 16th October 2024