



# MK MOHAPATRA & CO.

## CHARTERED ACCOUNTANTS

Annexure C

Chartered Accountants Certificate		
Report for quarter ending		31 <sup>st</sup> December 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(31.12.2024).	
	Sr. No.	Particulars Information
	1.	Project/phase of the project GOLF GREENS-79
	2.	Location Sector -79, Gurugram, Haryana
	3.	Licensed area in acres 5.9125 Acres
	4.	Area for registration in acres 5.9125 Acres
	5.	HARERA registration no. 15 of 2020 dated 23.06.2020
	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 19,979.12 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 03 JAN 2025
	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 af 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 31.12.2024
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 03 JAN 2025	Yours faithfully    CA JATIN BANERJEE
Place	: New Delhi	
For (name of CA firm)	: MK MOHAPATRA & CO.	
Partner/ proprietor Membership No.	: 562306	
UDIN	: 25562306BMHWYO1719	



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	3162.85	15.83%	3162.85	15.59%
2.	External Development Charges	896.48	4.49%	889.66	4.38%
3.	Infrastructure Development Charges	-	-	-	-
4.	Internal Development Works	910.00	4.55%	910.00	4.48%
5.	Cost of construction	10290.00	51.50%	10537.50	51.92%
6.	Cost of construction of community facilities	500.00	2.50%	500.00	2.46%
7.	Other costs	4219.79	21.13%	4293.86	21.17%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost(column-A)				19979.12
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)				20293.87
10.	Percentage of completion of construction work (as per project architect/engineer's certificate by the end of month/quarter)				100%
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.				100%
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				20293.87



13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	14,604.21
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	5689.66
<b>Note: -</b> Proportionate land cost shall be based on the total land cost in proportion of construction cost incurred against total construction cost or actual paid land cost, whichever is lesser.		

(Figures in Laacs)

Table – B		
Details of SEPARATE RERA bank account:		
1.	Bank Name	Indusind Bank Limited
2.	Branch Name	Gopal Das Bhawan,28,Barakhamba Road, New Delhi 110001
3.	Account No.	259311144626
4.	IFSC code	INDB0000005
5.	Opening balance at the end of previous quarter (as on 01.10.2024)	131.26
6.	Deposits during the quarter under report	0
7.	Withdrawals during the quarter under report	131.26
8.	Closing balance at the end of the quarter (as on 31.12.2024)	0

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



CA JATIN BANERJEE  
(Partner)  
M.No. - 562306  
UDIN: 25562306BMHWYO1719

Place: New Delhi  
Date: 03 JAN 2025