Annexure C

Chartered Accountants Certificate

Report for quarter ending	**31st March 2025**
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 (31.03.2025).

Sr. No.	Particulars	Information
1.	Project/phase of the project	DE-LUXE DXP
2.	Location	Sector-37D, Gurugram, Haryana
3.	Licensed area in acres	16.65625 acres
4.	Area for registration in acres	16.65625 acres
5.	HARERA registration no.	10 of 2024 Dated: 07.02.2024
6.	Name of licensee	M/s Signature Global Business Park Pvt. Ltd. & M/s Fantabulous Town Developers Pvt. Ltd.
7.	Name of collaborator	M/s Signature Global Business Park Pvt. Ltd.
8.	Name of developer	M/s Signature Global Business Park Pvt. Ltd.
9.	Estimated cost of real estate project	**2,53,182 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	18th April, 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 aforesaid project as completed on the date of this certificate is as given in table A and table B below;

M/s M.K. MOHAPATRA & CO. DELHI Chartered Accountants

1/6680, East Rohtash Nagar, Shahdara, Delhi-32
bansaljatin222@gmail.com
+91 8826524462

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 still (date 31.03.2025)
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: **18th April, 2025**	Yours faithfully, M.K. MOHAPATRA & CO. DELHI Chartered Accountants **CA. JATIN BANSAL**
Place	: **New Delhi**	
For (name of CA firm)	: **MK MOHAPATRA & CO.**	
Partner/ proprietor Membership No.	: **562306**	
UDIN	: 25562306BMHXMT5877	

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**	24,850.68	9.82%	3,673.38	6.64%
2.	**External Development Charges**	10,097.00	3.99%	10,097.01	18.25%
3.	**Infrastructure Development Charges**	1,119.02	0.44%	1,119.03	2.02%
4.	**Internal Development Works**	2,049.50	0.80%	-	-
5.	**Cost of construction**	1,60,000.00	63.20%	14,395.70	25.71%
6.	**Cost of construction of community facilities & External development work**	-	-	-	-
7.	**Other costs**	55,065.80	21.75%	26,067.28	47.43%
8.	**Total estimated cost of the real estate project** (1+2+3+4+5+6+7) of estimated cost(column-A)				**2,53,182.00**
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)				**55,352.40**
10.	**Percentage of completion of construction work** (as per project architect/engineer's certificate by the end of month/quarter)				**9.00%**
11.	**Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.**				**21.86%**
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**				**55,352.40**

M/s M.K. MOHAPATRA & Co. DELHI Chartered Accountants

13.	**Less amount withdrawn till date of this certificate as per the books of accounts and bank statement**	**52,153.79**
14.	**Net amount which can be withdrawn from the separate RERA bank account under this certificate**	**3,198.60**

Note: 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 Lacs

Table – B		
Details of SEPARATE RERA bank account:		
1.	Bank Name	ICICI BANK Limited
2.	Branch Name	Unitech Trade Center, Sushant Lok
3.	Account No.	777705031468
4.	IFSC code	ICIC0000314
5.	Opening balance at the end of previous quarter (as on 01.01.2025)	189.92
6.	Deposits during the quarter under report	22,308.80
7.	Withdrawals during the quarter under report	22,200.00
8.	Closing balance at the end of the quarter (as on 31.03.2025)	298.72

For MK MOHAPATRA & CO.
Chartered Accountant

CA JATIN BANSAL
(Partner)
M.No. - 562306
UDIN: 25562306BMHXMT5877

Place: New Delhi
Date: 18th April, 2025