



# MK MOHAPATRA & CO.

## CHARTERED ACCOUNTANTS

Annexure C

Chartered Accountants Certificate																																
Report for quarter ending		31 <sup>ST</sup> MARCH 2025																														
Subject		Certificate for withdrawal of money from separate RERA account at the end of the quarter																														
<p>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).</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Information</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Project/phase of the project</td> <td>SIGNATURE GLOBAL SUPERBIA</td> </tr> <tr> <td>2.</td> <td>Location</td> <td>Village Dhorka, Sector-95, Gurugram, Haryana</td> </tr> <tr> <td>3.</td> <td>Licensed area in acres</td> <td>7.325 acres</td> </tr> <tr> <td>4.</td> <td>Area for registration in acres</td> <td>7.325 acres</td> </tr> <tr> <td>5.</td> <td>HARERA registration no.</td> <td>42 of 2020 dated 09.11.2020 (Extension No 03 of 2025 dated 27.01.2025)</td> </tr> <tr> <td>6.</td> <td>Name of licensee</td> <td>Sternal Buildcon Private Limited</td> </tr> <tr> <td>7.</td> <td>Name of collaborator</td> <td>Sternal Buildcon Private Limited</td> </tr> <tr> <td>8.</td> <td>Name of developer</td> <td>Sternal Buildcon Private Limited</td> </tr> <tr> <td>9.</td> <td>Estimated cost of real estate project</td> <td>25,549.91 Lacs</td> </tr> </tbody> </table>			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 (Extension No 03 of 2025 dated 27.01.2025)	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
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<p>2. Details related to inspection are as under</p> <table border="1"> <tbody> <tr> <td>1.</td> <td>Date of certifying withdrawal of money from separate RERA account at the end of the quarter</td> <td>18<sup>th</sup> April, 2025</td> </tr> <tr> <td>2.</td> <td>Name of chartered accountant firm/ individual</td> <td>MK MOHAPATRA &amp; CO.</td> </tr> </tbody> </table>			1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	18 <sup>th</sup> April, 2025	2.	Name of chartered accountant firm/ individual	MK MOHAPATRA & CO.																								
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2.	Name of chartered accountant firm/ individual	MK MOHAPATRA & CO.																														
<p>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;</p>																																



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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 31.03.2025)
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	: 18 <sup>th</sup> April, 2025	Yours faithfully, 
Place	: New Delhi	
For (name of CA firm)	: MK MOHAPATRA & CO.	
Partner/ proprietor Membership No.	: 562306	
UDIN	: 25562306BMHXXMX4550	

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	6576.92	25.74%	5,753.99	31.47%
2.	External Development Charges	987.23	3.86%	987.23	5.40%
3.	Infrastructure Development Charges	-	-	-	-
4.	Internal Development Works	827.55	3.24%	-	-
5.	Cost of construction	14275.35	55.87%	9,032.89	49.41%
6.	Cost of construction of community facilities & External development work	200.00	0.78%	-	-
7.	Other costs	2682.86	10.51%	2,508.71	13.72%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost(column-A)	25,549.91			
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)	18,282.82			
10.	Percentage of completion of construction work (as per project architect/engineer's certificate by the end of month/quarter)	59.00%			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	71.56%			
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	18,282.82			



13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	14,572.22
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	3,710.60
<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 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 01.01.2025)	79.64
6.	Deposits during the quarter under report	611.54
7.	Withdrawals during the quarter under report	204.00
8.	Closing balance at the end of the quarter (as on 31.03.2025)	487.18

For MK MOHAPATRA & CO.  
Chartered Accountant



CA JATIN BANSAL  
(Partner)  
M.No. - 562306  
UDIN: 25562306BMHXXMX4550

Place: New Delhi  
Date: 18<sup>th</sup> April, 2025