BKGS & ASSOCIATES

Tel.: 011-4359 5386, E-mail: - bhuvneshkgoel@gmail.com

TO WHOMSOEVER IT MAY CONCERN

We have examined the provisional books of accounts and other relevant records produced to us as of 30th September 2025 of Emaar India Limited (CIN No U45201 DL2005PLC 133161), a company within the meaning of the Companies Act, 2013 and having its registered office at 306-308, Square One, C-2, District Centre, Saket, New Delhi – 110017, we certify that as on 30th September 2025, company has no overdue or defaults in repayment of Bank/NBFC for its debt obligations.

We hereby further certify that the Company is regular in depositing with appropriate authorities undisputed dues including Provident Fund, investor education protection fund, employees State Insurance, Income Tax, Sales Tax, Service Tax, GST, Excise Duty, Customs Duty, Cess & Other Govt statutory dues applicable to it as on 30th September 2025 and there are no overdue statutory liability except the following arrears are pending in the payment of statutory dues pertaining to direct/indirect tax, EPF, ESI] etc. as below –

Name of the statute	Nature of dues	Amount (Rs. in million)	Amount paid under protest (Rs. in Mn)	Period to which the amount relates	Forum where dispute is pending
Income tax Act, 1961	Demand under section 153A/ 143(3)	7.15	-	Assessment Year 2006-07	Income Tax Appellate Tribunal ("ITAT")
Income tax Act, 1961	Demand under section 201(1)/ 201(1A)	71.23		Assessment Year 2017-18	CIT(A)
Income tax Act, 1961	Demand u/s 143(3)	11.50	-	Assessment Year 2015-16	CIT(A)
The Finance Act, 1994 and Service Tax Rules	Demand of service tax on transfer of development rights	68.70	42.20	1 July 2012 to 30 June 2017	Director General (Adjudication), DGGSTI, New Delhi
The Finance Act, 1994 and Service Tax Rules	Demand of service tax	505.51	-	Financial Year 2012-13 to 2015-16	The Principal Commissioner, CGST, Delhi-South
The Finance Act, 1994 and Service Tax Rules	Demand of service tax	155.38	-	FY 2016-17 to 30 June 2017	The Principal Commissioner, CGST, Delhi-South
Haryana Value Added Tax, 2003	Demand under Section 15(3)	1,723.78	104.27	Financial Year 2014-15 to FY 2017-18	Hon'ble Punjab & Haryana High Court

Name of the statute	Nature of dues	Amount (Rs. in million)	Amount paid under protest (Rs. in Mn)	Period to which the amount relates	Forum where dispute is pending
The Central Goods and Services tax Act, 2017	Demand under Section 171	192.30	-	NA	Hon'ble Delhi High Court
The Central Goods and Services tax Act, 2017	Demand under Section 171	133.57	44.1	NA	Hon'ble Delhi High Court
The Central Goods and Services tax Act, 2017	Form DRC-01 Show Cause Notice	0.83	0.83	Not Applicable	Director General of Goods and Services Tax Intelligence ('DGGSTI'), Amritsar Regional Unit
Punjab Value Added Tax Act 2005 & Central Sales Tax Act 1956	Assessment order u/s 29 (2) of PVAT Act 2005 and u/s 9(2) of Central Sales Tax Act 1956	27.45	8.74	Financial Year 2014-15 and FY 2017-18	Pending before DETC (Appeals)
The Central Goods and Services tax Act, 2017	Demand u/s 73	1.33	0.73	Financial Year 2018-19	Appellate Authority, Punjab
The Central Goods and Services tax Act, 2017	Demand for utilisation of ineligible input tax credit	150.06	1.81	Financial Year 2018-19	Additional Commissioner, Gurgaon
The Central Goods and Services tax Act, 2017	Demand u/s 73	0.64	0.06	Financial Year 2018-19	Assistant Commissioner, Madhapur, Telangana
The Central Goods and Services tax Act, 2017	Demand u/s 73	1.47	1.14	Financial Year 2017-18	Appellate Authority, Hyderabad
The Central Goods and Services tax Act, 2017	Demand u/s 74	50.51	-	Financial Year 2018-24	Joint Commissioner, Gurugram
The Central Goods and Services tax Act, 2017	Demand u/s 74	5360.58	-	Financial Year 2018-21	Superintendent, Gurugram
The Central Goods and Services tax Act,	Demand u/s 73	8.17	-	Financial Year 2021-22	State Tax Officer, Punjab

Tel.: 011-4359 5386, E-mail: - bhuvneshkgoel@gmail.com

Name of the statute	Nature of dues	Amount (Rs. in million)	Amount paid under protest (Rs. in Mn)	Period to which the amount relates	Forum where dispute is pending
2017					
The Central Goods and Services tax Act, 2017	Demand u/s 73	0.056	-	Financial Year 2021-22	Assistant Commissioner, Telangana

For BKGS & Associates
Chartered Accountant
FRN No – 033127N

BHUVNESH KUMAR
Digitally signed by BHUVNESH KUMAR
Date: 2025.12.03 19:38:36 +05'30'

CA Bhuvnesh Kumar
(Partner)
Membership No. 518687
Place: New Delhi
Date: 03/12/2025
UDIN: **25518687BMIPWP1771**