



UDIN No. – 25409153BMMHQE1294

<b>Chartered Accountants Certificate</b>			
<b>Report for the period ending</b>		<b>7<sup>th</sup> October, 2025</b>	
<b>Subject</b>		Certificate for Registration of Project given by Chartered accountant for expenditure incurred, to be incurred of Estate 361 Project	
<b>1.</b>	I/ we have undertaken assignment as Chartered Accountant for certifying the Project information at the end of the period 7 <sup>th</sup> October 2025.		
	<b>Sr.</b>	<b>Particulars</b>	<b>Information</b>
	1.	Phase of the Project	Estate 361
	2.	Location	Village- Harsaru, Sector 36, Gurugram
	3.	Licensed area in acres	18.2375 Acres
	4.	Area for registration in acres	14.2944 Acres
	5.	HARERA registration No.	Applied
	6.	Name of Licensee	Namo Realtech Pvt. Ltd.
	7.	Name of collaborator	Not Applicable
	8.	Name of developer	Max Estates Gurgaon Two Limited
	9.	Estimated cost of real estate project	586,184.60 Lakhs
<b>2.</b>	<b>Details related to inspection are as under</b>		
	1.	Date of certifying withdrawal of money from Project RERA Escrow account at the end of the period	11.11.2025
	2.	Name of chartered accountant firm/ individual	Gaurav Jai Agrawal & Associates
<b>3.</b>	I certify withdrawal of money from Separate RERA account at the end of the period for the aforesaid project as completed on the date of this certificate is as given in table A and table B below;		
<b>4.</b>	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- <b>07.10.2025</b> .		
<b>5.</b>	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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 11.11.2025	Yours faithfully,
Place	: Greater NOIDA	
For (name of CA firm)	: Gaurav Jai Agrawal & Associates	Signature & name of the Chartered Accountant (in block letters) with stamp GAURAV AGRAWAL
Partner/ proprietor Membership no.	: 409153	

**Table – A**

Sr. No.	Particulars	Estimated Cost (in Lakhs)	Expenditure Incurred (in Lakhs)	Balance Cost to be incurred (in Lakhs)
1.	<b>Land Cost</b>	<b>2,58,117.61</b>	<b>2,946.00</b>	<b>2,55,171.61</b>
2.	<b>External Development Charges (EDC)</b>	<b>12,375.70</b>	<b>2,474.00</b>	<b>9,901.70</b>
3.	<b>Infrastructure Development Charges (IDC)</b>	<b>1,456.26</b>	<b>1,456.26</b>	<b>0.00</b>
4.	<b>Internal Development Works</b>	<b>33,974.31</b>	<b>0.00</b>	<b>33,974.31</b>
	i. Development Works and Services Cost	30,808.75	0.00	30,808.75
	ii. Cost of Community Buildings (B) (Schools)	1,403.65	0.00	1,403.65
	iii. Electrification Cost	1,761.91	0.00	1,761.91
5.	<b>Cost of Construction</b>	<b>1,90,453.34</b>	<b>0.00</b>	<b>1,90,453.34</b>
	i. <b>Construction Cost of Towers</b>	1,77,820.41	0.00	1,77,820.41
	ii. <b>Construction Cost of Commercial Components</b>	12,632.93	0.00	12,632.93

UDIN No. – 25409153BMMHQE1294



Sr. No.	Particulars	Estimated Cost (in Lakhs)	Expenditure Incurred (in Lakhs)	Balance Cost to be incurred (in Lakhs)
6.	<b>Miscellaneous (Other Cost)</b>	<b>89,807.38</b>	<b>5,630.00</b>	<b>84,177.38</b>
	i. Administrative Cost	241.00	129.00	112.00
	ii. Interest to Financial Institution	5,964.61	2,705.00	3,259.61
	iii. Renewable of Approval	378.11	272.00	106.11
	iv. Taxes	0.00	0.00	0.00
	v. Cess	0.00	0.00	0.00
	vi. Marketing Cost	6,295.55	0.00	6,295.55
	vii. Other Cost	76928.11	2524.00	74404.11
7.	<b>Total Estimated Cost of the Real Estate Project (1+2+3+4+5+6)</b>	<b>5,86,184.60</b>	<b>12,506.26</b>	<b>5,73,678.34</b>

This Certificate is being issued as per the requirement of compliance in accordance with RERA Acts/Rules by the company for the Project 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 07.10.2025.

For Gaurav Jai Agrawal & Associates  
Chartered Accountants  
Firm Regn. No. 024547C

Gaurav Agrawal  
(Proprietor)  
Membership No. – 409153

Date: 11.11.2025  
Place: Greater NOIDA

**UDIN No. – 25409153BMMHQE1294**