MITTAL PUNEET & CO

CHARTERED ACCOUNTANTS

M. NO. 8860597055

Dated: 18.05.2026

To,
M/s Receptive Buildwell LLP,
Address: 812, Ring Road Mall, Plot No. 21,
Mangalam Place, Sector-3, Rohini, Delhi-110085

NON DEFAULT CERTIFICTAE

Based on the books of accounts, records and other relevant documents for the period ended April 30th, 2026 of M/s Receptive Buildwell LLP **(PAN Number-ABBFR1882P)** having registered office situated at 812, Ring Road Mall, Plot No. 21, Mangalam Place, Sector-3, Rohini, North West Delhi, Delhi- 110085 and corporate office situated at 609, 6th Floor, Time Tower, MG Road, Gurugram, Haryana-122001. We hereby certified that the above-mentioned entity has not defaulted in repayment of dues to any financial institutions, Banks, Government Authorities as on April 30th, 2026.

We hereby further certified that the company is also regular in depositing dues with appropriate authorities, undisputed statutory dues including Income Tax, GST, Cess & other statutory dues as the case applicable to it as on April 30th, 2026.

The data have been verified by us from the records/documents/Un-Audited Books of accounts as on April 30th, 2026 as produced before us for our verification.

This certificate is being issued solely at the request of the company for the purpose of submission to the Haryana Real Estate Regulatory Authority, Gurugram (HARERA) and it is not to be used, circulated, quoted or otherwise referred to for any other purpose.

For Mittal Puneet & CO.

Chartered Accountants
Firm Registration No.: 028808N

MITTAL PUNEET & CO. Delhi Chartered Accountants

CA Puneet Mittal
M.No. 501319
UDIN: 26501319LIEVGQ6794

MITTAL PUNEET & CO

CHARTERED ACCOUNTANTS M. NO. 8860597055

Dated: 18.05.2026

To,
M/s Receptive Buildwell LLP,
Address: 812, Ring Road Mall, Plot No. 21,
Mangalam Place, Sector-3, Rohini, Delhi-110085

NET WORTH CERTIFICATE

This is to certify that we have examined the books of accounts, records and other relevant documents of M/s **Receptive Buildwell LLP**, having its registered office at 812, Ring Road Mall, Plot No. 21, Mangalam Place, Sector-3, Rohini, Delhi-110085 and corporate office at 609, 6th Floor, Time Tower, MG Road, Gurugram, Haryana – 122001. Based on the information and explanations provided to us and according to the records produced before us, the Net Worth of the LLP as on 31/03/2025 is as under:

Particulars	Amount (in Rs.)
Assets	
-Fixed Assets	0.00
-Current Assets	35,24,98,976.40
-Investments	84,42,103.00
-Loans & Advances	0.00
-Other Assets (Security Deposits)	6,46,880.00
Total Assets (A)	**36,15,87,959.40**
Liabilities	
- Current Liabilities	4,84,301.00
-Long Term Liabilities	24,04,94,794,00
-Other Liabilities (specify, if any)	0.00
Total Liabilities (B)	**24,09,79,095.00**
Net Worth (A-B)	**12,06,08,864.40**

It is based on my/our examinations of the audited books of accounts & record and the information provided by the management, and to the best of my/our Knowledge and belief, its represents a true and fair view of the net worth of the LLP as of the specified date.

For Mittal Puneet & CO.

Chartered Accountants
Firm Registration No.: 028808N

MITTAL PUNEET & CO. Delhi Chartered Accountants

CA Puneet Mittal
M.No. 501319
UDIN: 26501319BZVUWF1001

MITTAL PUNEET & CO

CHARTERED ACCOUNTANTS M. NO. 8860597055

Dated: 18.05.2026

To,
M/s Receptive Buildwell LLP,
Address: 812, Ring Road Mall, Plot No. 21,
Mangalam Place, Sector-3, Rohini, Delhi-110085

INVENTORY CERTIFICATE

We , M/s Mittal Puneet & CO. (Chartered Accountants) on the basis of examination of records, layout plan , sanctioned drawings, information and explanations/ clarifications given by the management of M/s Recepetive Buildwell LLP having its Registered office situated at 812, Ring Road Mall, Plot No. 21, Mangalam Place, Sector-3, Rohini, Delhi-110085 and Corporate Office situated at 609,6th Floor, Time Tower, MG Road, Gurugram, Haryana-122001 confirm that the company is planning to submission of revised RERA Registration Application with the Haryana Real Estate Authority, Gurugram Haryana for its commercial project at Village- Badha, Sector-89, in the name & style of **"VISTA CENTER"** and as per approved layout and sanctioned plan as approved by DTCP Haryana. The details of proposed Floors and Proposed estimated Saleable Carpet Area of the abovementioned project is **attached as Annexure-A**.

This certificate is being issued solely at the request of the company for the purpose of submission of RERA Registration Application with the Haryana Real Estate Authority, Gurugram Haryana.

For Mittal Puneet & CO.

Chartered Accountants
Firm Registration No.: 028808N

MITTAL PUNEET & CO. Delhi Chartered Accountants

CA Puneet Mittal
M.No. 501319
Date: 18/05/2026
UDIN: 26501319EKWEAL1227

Annexure-A

Date: 18.05.2026

TO WHOM IT MAY CONCERN

This is to inform that the Proposed Estimated Saleable Carpet Area (Floor wise) of the proposed commercial complex at Village-Badha, Sector-89, Gurugram, Haryana of M/s Receptive Buildwell LLP as per the details given below:

S.No.	Floors	Proposed Estimated Carpet Area (in Sq.Mtr.)	Proposed Estimated Carpet Area (in Sq.Ft)
1.	Lower Ground Floor Plan	3007.636	32376
2.	Upper Ground Floor Plan	2951.165	31769
3.	First Floor Plan	2767.01	29784
4.	Second Floor Plan	2917.747	31408
5.	Third Floor Plan	1344.991	14476
6.	Fourth Floor Plan	1324.807	14259
7.	Fifth Floor Plan	1344.991	14476
8.	Sixth Floor Plan	1344.991	14476
9.	Seventh Floor Plan	1344.991	14476
10.	Eight Floor Plan	1324.807	14259
11.	Ninth Floor Plan	1344.991	14476
12.	Tenth Floor Plan	1262.984	13595
13.	Eleventh Floor Plan	1262.984	13595
14.	Twelfth Floor Plan	332.4258	3579
	Total	**23876.52**	**257004**

For Mittal Puneet & CO.

Chartered Accountants
Firm Registration No.: 028808N

MITTAL PUNEET & CO. Delhi Chartered Accountants

CA Puneet Mittal
M.No. 501319

MITTAL PUNEET & CO

CHARTERED ACCOUNTANTS

M. NO. 8860597055

Dated: 18.05.2026

To,
M/s Receptive Buildwell LLP,
Address: 812, Ring Road Mall, Plot No. 21,
Mangalam Place, Sector-3, Rohini, Delhi-110085

CERTIFICATE

On the basis of examination of the unaudited Books of Accounts, Management Representations, Architects Estimates, other records as produced before me and explanations/ clarifications given to me, I certify the total provisional cost incurred till date 14/05/2026 and the balance estimated projected cost to be incurred on the said Commercial Project **" VISTA CENTRE"** situated at Village-Badha, Sector-89, Gurugram, Haryana being developed by M/s Receptive Buildwell LLP having registered office situated at 812, Ring Road Mall, Plot No. 21, Mangalam Place, Sector-3, Rohini, Delhi-110085 and corporate office situated at 609, 6th Floor, Time Tower, MG Road, Gurugram, Haryana-122001. The Estimated Breakup cost is as under:-

S.No	Particulars	Total Estimated Projected Project Cost (Rs. In Lacs)	Cost Incurred till 14/05/2026 (Rs. In Lacs)	Balance estimated projected cost to be incurred on project (Rs. In Lacs)
1.	Land and other related cost including stamp duty	710.23	710.23	0.00
2.	Conversion charges	281.84	281.84	0.00
3.	License Fee	1610.75	1610.75	0.00
4.	External Development charges	2533.82	1152.00	1381.82
5.	Internal Development Charges	339.13	171.36	167.77
6.	Administration Cost	550.00	217.14	332.86
7.	Interest to financial Institution	1407.00	28.79	1378.21
8.	Renewals of Approvals	100.00	0.00	100.00
9.	Taxes	4343.00	1077.66	3265.34

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10.	Cess	157.00	42.30	114.70
11.	Marketing Cost	100.00	0.00	100.00
12.	Any Other	585.48	585.48	0.00
13.	Construction Cost	15658.30	2700.98	12957.32
	Total	**28376.55**	**8578.53**	**19798.02**

This certificate is being issued solely at the request of the company for the purpose of submission of RERA Registration Application with the Haryana Real Estate Authority, Gurugram Haryana.

For Mittal Puneet & CO.
Chartered Accountants
Firm Registration No.: 028808N

MITTAL PUNEET & CO. Delhi Chartered Accountants

CA Puneet Mittal
M.No.- 501319
Date: 18/05/2026
UDIN: 26501319NDMMSQ3261