SUDHIR KUMAR & COMPANY.
Chartered Accountants

CERTIFICATE

We have verified the estimated cost of **"Adore Legend-V" at the Sector- 119, Faridabad Haryana.** This certificate is being issued on the request of **M/s Adore Real build LLP** having registered address at H. No. A-43, F/F Front Side Shera Mohalla. Garhi, Near East of Kailash New Delhi-110065, As per the records, documents produced and information provided by the management, the cost that would be incurred for the development of the project is as under:

S. No.	Particulars	Estimated Cost (Amount in Rs. Lacs)
1.	Land Cost	31916.00 Lakh
2.	Cost of Construction of Apartments	27200.00 Lakh
3.	Cost of Infrastructure and Other structure	1830.00 Lakh
4.	Other cost including EDC taxes, levies etc.	8865.00 Lakh
4.	**Total Cost**	**69811.00 Lakh**

Certification:

The above statement is true and correct as per the Books of Accounts/ Balance sheet of the Company, documents produced and other information provided by the management for verification. The above-mentioned Total Cost is Rs. **69811.00 Lakh** without depreciation.

For **Sudhir Kumar & Company**
Chartered Accountants
FRN No. 026296N

Sudhir Kumar

(**CA Sudhir Kumar**)
Proprietor
M.No 501230
UDIN: 26501230ACTCUE6235

Sudhir Kumar & Company CA INDIA Chartered Accountants

Place : New Delhi
Date: 12.09.2026

Office Address: Shop No-FF-443, Ansal Sumanglam Building, RDC, Raj Nagar, Ghaziabad- 201001
M-9811640380 Mail: acakumarsudhir@gmail.com

SUDHIR KUMAR & COMPANY.
Chartered Accountants

To
Board of Partners of
Adore Real Build LLP
1F-22 to 26 Adore Ozone Centre
Sector -12 Faridabad Haryana

Certificate from Chartered Accountant

We, Sudhir Kumar & Company, Chartered Accountant have Complied the information provided by the management of **Adore Real Build LLP** (PAN- ACDFA5573D & LLP NO- ACD-4397) having registered office at H. No. 43, F/F, Garhi, near east of Kailash, New Delhi 110065and has been relied upon by us.

The Company is developing a project "**Adore Legend-V**". The Inventory of the below mentioned project is 1988 Residential units and 25 Commercial Units. **The quarterly cash flows of the project are as per the annexures**.

The certificate has been issued on the specific request and is compilation of information provided in this regard by the management of Adore Real Build LLP and has been relied upon by us.

For **Sudhir Kumar & Company**
Chartered Accountants
FRN No. 026296N

Sudhir Kumar

(**CA Sudhir Kumar**)
Proprietor
M.No 501230
UDIN: 26501230EEZPJU5581

Sudhir Kumar & Company CA INDIA Chartered Accountants

Place : New Delhi
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Quarterly Expenditure

All Figures in INR Lacs

Item of Expenditure	Land Cost Expenditure	Construction Cost of Apartment	Internal development Works	EDC, IDC & Other Cost	Total Expenditure During the Quarter	Cumm. Cost
Up to July to Sep 2026	6838.64	-	-	749.15	7587.79	7587.79
Oct to Dec 2026	1392.00	1573.00	-	646.19	3611.19	11198.98
Jan to march 2026	1298.00	1589.00	-	325.00	3212.00	14410.98
April to June 2027	1378.00	1543.00	-	555.14	3476.14	17887.12
July to Sep 2027	1276.00	1598.00	-	315.00	3189.00	21076.12
Oct to Dec 2027	1287.00	1545.00	-	530.85	3362.85	24438.97
Jan to march 2028	1256.00	1576.00	-	258.00	3090.00	27528.97
April to June 2028	1298.00	1596.00	-	492.22	3386.22	30915.19
July to Sep 2028	1196.00	1576.00	-	215.00	2987.00	33902.19
Oct to Dec 2028	1276.00	1625.00	-	446.86	3347.86	37250.05
Jan to march 2029	1376.00	1654.00	-	195.00	3225.00	40475.05
April to June 2029	1289.00	1575.00	-	243.76	3107.76	43582.81
July to Sep 2029	1352.00	1625.00	-	285.00	3262.00	46844.81
Oct to Dec 2029	1245.00	1663.00	-	414.64	3322.64	50167.45
Jan to March 2030	1256.82	1685.00	75.00	586.00	3602.82	53770.27
April to June 2030	1538.54	1576.00	275.00	485.19	3874.73	57645.00
July to Sep 2030	1398.00	1612.00	240.00	595.00	3845.00	61490.00
Oct to Dec 2030	1296.00	1589.00	455.00	575.00	3915.00	65405.00
Jan to March 2031	1325.00	-	785.00	456.00	2566.00	67971.00
April to June 2031	1344.00	-	0.00	496.00	1840.00	69811.00
Total	**31916.00**	**27200.00**	**1830.00**	**8865.00**	**69811.00**	

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Quarterly cash Flow

All figures in INR lacs

Particulars	Total estimated Expenditure During the Quarter	Total estimated fund Availability during the Quarter	Net Cash Flow During the Quarter	Cumulative cash flow till end of Quarter
Up to July to Sep 2026	7587.79	7600.00	12.21	12.21
Oct to Dec 2026	3611.19	3889.50	278.31	290.52
Jan to march 2027	3212.00	3550.25	338.25	628.77
April to June 2027	3476.14	3531.00	54.86	683.63
July to Sep 2027	3189.00	3426.00	237.00	920.63
Oct to Dec 2027	3362.85	3478.00	115.15	1035.78
Jan to march 2028	3090.00	3862.00	772.00	1807.78
April to June 2028	3386.22	3575.65	189.43	1997.21
July to Sep 2028	2987.00	3378.36	391.36	2388.57
Oct to Dec 2028	3347.86	3485.26	137.40	2525.97
Jan to march 2029	3225.00	3478.36	253.36	2779.33
April to June 2029	3107.76	3345.26	237.50	3016.83
July to Sep 2029	3262.00	3405.00	143.00	3159.83
Oct to Dec 2029	3322.64	3468.19	145.55	3305.38
Jan to march 2030	3602.82	3889.50	286.68	3592.06
April to June 2030	3874.73	4116.25	241.52	3833.58
July to Sep 2030	3845.00	4256.00	411.00	4244.58
Oct to Dec 2030	3915.00	4241.42	326.42	4571.00
Jan to March 2031	2566.00	3988.00	1422.00	5993.00
April to June 2031	1840.00	3826.00	1986.00	7979.00
Total	**69811.00**	**77790.00**	**7979.00**	

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Quarterly Fund Flow

All figures in INR lacs

Particulars	Basic Sales Proceeds	Loan From Bank /Financial Institutions	Promoter Equity	Loan form Subsidiary Company	Total estimated Funds during Quarter	Cumulative Funds During the Quarter
Up to July to Sep 2026	-	7000.00	1.00	599.00	7600.00	7600.00
Oct to Dec 2026	3889.50	-	-	-	3889.50	11489.50
Jan to march 2027	3889.50	-	-	-	3889.50	15379.00
April to June 2027	3889.50	-	-	-	3889.50	19268.50
July to Sep 2027	3889.50	-	-	-	3889.50	23158.00
Oct to Dec 2027	3889.50	-	-	-	3889.50	27047.50
Jan to march 2028	5834.25	-	-	-	5834.25	32881.75
April to June 2028	3889.50	-	-	-	3889.50	36771.25
July to Sep 2028	5834.25	-	-	-	5834.25	42605.50
Oct to Dec 2028	3889.50	-	-	-	3889.50	46495.00
Jan to march 2029	3889.50	-	-	-	3889.50	50384.00
April to June 2029	3889.50	-	-	-	3889.50	54274.00
July to Sep 2029	3889.50	-	-	-	3889.50	58163.50
Oct to Dec 2029	3889.50	-	-	-	3889.50	62053.00
Jan to march 2030	3889.50	-	-	-	3889.50	65942.00
April to June 2030	3889.50	-	-	-	3889.50	69832.00
July to Sep 2030	3889.50	-	-	-	3889.50	73721.50
Oct to Dec 2030	3889.50	-	-	-	3889.50	77611.00
Jan to March 2031	3889.50	-	-	-	3889.50	81500.00
April to June 2031	3889.50	(7000.00)	(1.00)	(599.00)	(3710.50)	77790.00
Total	**77790.00**				**77790.00**	

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