



TO WHOMSOEVER IT MAY CONCERN

This is to certify that we have verified the inventory records of M/s "Regional Construction Private Limited" having its registered office at Room no. 205, Welcome Plaza, S-550/551, School Block, Shakarpur, Delhi-110092, as maintained by the management as on 15-July-2025.

Based on the information and records produced before us and as per the stock statements provided, the total inventory held by the company as on 15-July-2025 are as follows: -

EKAM COURTYARD_COMMERCIAL_SUMMARY (Annexure-1 Attached)		
FLOOR	No. Of SHOPS	SALE AREA
		SQFT
GROUND	22	11423.62
FIRST	22	10996.29
SECOND	22	10996.29
THIRD	22	10996.29
TOTAL	88	44412.48

This certificate is based on the records and documents made available to us and is not to be construed as an audit or assurance certificate.

For AAJS And Associates
Chartered
Accountants.
FRN - 034335C

Ashok Saini



CA Ashok Kumar Saini
Membership No. 459368.
Dated: 17/07/2025.
UDIN - 25459368BMKXFK5190

EKAM COURTYARD COMMERCIAL					
Sr. No	Floor	shop	Carpet Area		Sale Area
			Sqm	Sqft	Sqft
1	Ground	GF 01	22.13	238.21	476.41
2	Ground	GF 02	21.94	236.16	472.32
3	Ground	GF 03	21.94	236.16	472.32
4	Ground	GF 04	21.94	236.16	472.32
5	Ground	GF 05	21.94	236.16	472.32
6	Ground	GF 06	36.38	391.59	783.19
7	Ground	GF 07	36.84	396.55	793.09
8	Ground	GF 08	27.64	297.52	595.03
9	Ground	GF 09	34.4	370.28	740.56
10	Ground	GF 10	28.67	308.60	617.21
11	Ground	GF 11	20.04	215.71	431.42
12	Ground	GF 12	19.92	214.42	428.84
13	Ground	GF 13	20.04	215.71	431.42
14	Ground	GF 14	20.15	216.89	433.79
15	Ground	GF 15	20.04	215.71	431.42
16	Ground	GF 16	21.94	236.16	472.32
17	Ground	GF 17	21.94	236.16	472.32
18	Ground	GF 18	22.05	237.35	474.69
19	Ground	GF 19	21.94	236.16	472.32
20	Ground	GF 20	21.94	236.16	472.32
21	Ground	GF 21	21.94	236.16	472.32
22	Ground	GF 22	24.88	267.81	535.62
TOTAL			530.64	5711.81	11423.62

Arjun K. Singh



EKAM COURTYARD COMMERCIAL					
Sr. No	Floor	Shop	Carpet Area		Sale Area
			Sqm	Sqft	Sqft
1	FIRST	FF 101	22.13	238.21	476.41
2	FIRST	FF 102	21.94	236.16	472.32
3	FIRST	FF 103	21.94	236.16	472.32
4	FIRST	FF 104	21.94	236.16	472.32
5	FIRST	FF 105	21.94	236.16	472.32
6	FIRST	FF 106	36.38	391.59	783.19
7	FIRST	FF 107	36.84	396.55	793.09
8	FIRST	FF 108	27.64	297.52	595.03
9	FIRST	FF 109	34.40	370.28	740.56
10	FIRST	FF 110	28.67	308.60	617.21
11	FIRST	FF 111	20.04	215.71	431.42
12	FIRST	FF 112	19.92	214.42	428.84
13	FIRST	FF 113	20.04	215.71	431.42
14	FIRST	FF 114	20.15	216.89	433.79
15	FIRST	FF 115	20.04	215.71	431.42
16	FIRST	FF 116	21.94	236.16	472.32
17	FIRST	FF 117	21.94	236.16	472.32
18	FIRST	FF 118	22.05	237.35	474.69
19	FIRST	FF 119	15.28	164.47	328.95
20	FIRST	FF 120	15.28	164.47	328.95
21	FIRST	FF 121	15.3	164.69	329.38
22	FIRST	FF 122	24.99	268.99	537.98
TOTAL			510.79	5498.14	10996.29



EKAM COURTYARD COMMERCIAL					
Sr. No	Floor	Shop	Carpet Area		Sale Area
			Sqm	Sqft	Sqft
1	SECOND	SF 201	22.13	238.21	476.41
2	SECOND	SF 202	21.94	236.16	472.32
3	SECOND	SF 203	21.94	236.16	472.32
4	SECOND	SF 204	21.94	236.16	472.32
5	SECOND	SF 205	21.94	236.16	472.32
6	SECOND	SF 206	36.38	391.59	783.19
7	SECOND	SF 207	36.84	396.55	793.09
8	SECOND	SF 208	27.64	297.52	595.03
9	SECOND	SF 209	34.40	370.28	740.56
10	SECOND	SF 210	28.67	308.60	617.21
11	SECOND	SF 211	20.04	215.71	431.42
12	SECOND	SF 212	19.92	214.42	428.84
13	SECOND	SF 213	20.04	215.71	431.42
14	SECOND	SF 214	20.15	216.89	433.79
15	SECOND	SF 215	20.04	215.71	431.42
16	SECOND	SF 216	21.94	236.16	472.32
17	SECOND	SF 217	21.94	236.16	472.32
18	SECOND	SF 218	22.05	237.35	474.69
19	SECOND	SF 219	15.28	164.47	328.95
20	SECOND	SF 220	15.28	164.47	328.95
21	SECOND	SF 221	15.3	164.69	329.38
22	SECOND	SF 222	24.99	268.99	537.98
TOTAL			510.79	5498.14	10996.29

Alok Singh



EKAM COURTYARD COMMERCIAL					
Sr. No	Floor	Shop	Carpet Area		Sale Area
			Sqm	Sqft	Sqft
1	THIRD	TF 301	22.13	238.21	476.41
2	THIRD	TF 302	21.94	236.16	472.32
3	THIRD	TF 303	21.94	236.16	472.32
4	THIRD	TF 304	21.94	236.16	472.32
5	THIRD	TF 305	21.94	236.16	472.32
6	THIRD	TF 306	36.38	391.59	783.19
7	THIRD	TF 307	36.84	396.55	793.09
8	THIRD	TF 308	27.64	297.52	595.03
9	THIRD	TF 309	34.40	370.28	740.56
10	THIRD	TF 310	28.67	308.60	617.21
11	THIRD	TF 311	20.04	215.71	431.42
12	THIRD	TF 312	19.92	214.42	428.84
13	THIRD	TF 313	20.04	215.71	431.42
14	THIRD	TF 314	20.15	216.89	433.79
15	THIRD	TF 315	20.04	215.71	431.42
16	THIRD	TF 316	21.94	236.16	472.32
17	THIRD	TF 317	21.94	236.16	472.32
18	THIRD	TF 318	22.05	237.35	474.69
19	THIRD	TF 319	15.28	164.47	328.95
20	THIRD	TF 320	15.28	164.47	328.95
21	THIRD	TF 321	15.3	164.69	329.38
22	THIRD	TF 322	24.99	268.99	537.98
TOTAL			510.79	5498.14	10996.29

Amit K Singh





To,

The Board of Designated Partners,
M/s Regional Construction Private Limited.
Room no. 205, Welcome Plaza,
S-550/551, School Block,
Shakarapur, Delhi-110092

Sub: Chartered Accountant certificate regarding Project Cost Incurred and financial details of the project as on 15.07.2025.

Dear Sir,

1. As informed to us by the Board of Designated Partners of the Firm that the Firm is engaged in Real Estate Projects namely "EKAM COURTYARD" situated at Sector -5, Sohna, Gurugram.
2. Under the rules and regulations of RERA the Firm is required to submit the cost incurred on the project and we have been requested by the Management of the Firm to provide a report on the accompanying *Statement of Cost Incurred on the Project as at July.15.2025 (hereinafter referred to as the Statement) for the above purpose. This Statement has been prepared by the Management of the Firm, which we have initialed for the purpose of identification only.

Management's Responsibility:

3. The preparation of the Statement is the responsibility of the management of the Firm, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal controls relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

Chartered Accountants' Responsibility:

4. Pursuant to the requirements of the above, it is our responsibility to provide a reasonable assurance that:
 - (i) We have inquired into the state of affairs of the Firm in relation to the unaudited financial statements for the period ended July.15.2025.
 - (ii) the amount of Cost Incurred on Project as stated in Annexure A has been properly determined considering the unaudited financial statements as at July.15.2025.
5. We conducted our examination of the Statement in accordance with the Guidance Note on Audit Reports and Certificates for Special Purposes (Revised 2016), issued by the Institute of Chartered Accountants of India (the "Guidance Note"), The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
6. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Arto K. Saini

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Opinion

7. Based on inquiries conducted and our examination as above, we report that:
- (i) We have inquired into the state of affairs of the Firm in relation to its unaudited financial statements as at and for the period ended July.15.2025.
 - (ii) The amount of Cost Incurred on Project as computed in the Statement attached herewith, as Annexure A, in our view has been properly determined. The amounts have been extracted from the unaudited financial statements of the Firm as at and for the year ended July.15.2025.

Restriction on Use

8. This report has been issued at the request of the Firm solely for use of the Firm:
- (i) In connection with provisions of RERA rules and regulations.
 - (ii) can be shared with the persons in connection with the above for onward submission to RERA, and may not be suitable for any other purpose. This report should not be used for any other purpose without our prior written consent. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come without our prior consent in writing.

For AAJS And Associates
Chartered Accountants.
FRN – 034335C

Ashok Saini



CA Ashok Kumar Saini
Membership No. 459368.
Dated: 17/07/2025.
UDIN – 25459368BMKXFK5190

Annexure-A

Statement of Project Cost Incurred & Financial details

The Project Cost Incurred by the Firm as on 15.07.2025 is Rs. 133.50 Lakhs /- (Rupees One Crores Thirty-Three Lakhs Fifty Thousand Only) for its ongoing Project "EKAM COURTYARD" Commercial Project on land admeasuring 0.599 acres being developed at situated at Sector -5, Sohna, Gurugram as per the details given below:

S.No.	Nature of Head	Estimated Amount (Rs. In Lacs)	Actual till date (Rs. In Lacs)	Balance (Rs. In Lacs)
Inflow:-				
1	Sale Consideration	3419.76	0	3419.76
2	Equity by Promoter	133.50	133.50	0
3	Other Source	0		0
4	Loan/NCD	0		0
5	Remaining Balance (Actual till date inflow – Actual till date outflow)	-	-	-
Total		3553.26	133.50	3419.76
Outflow:-				
1	Land Cost	70.00	70	0
2	EDC	47.22	47.22	0
3	IDC	7.38	7.38	0
4	Conversion Charges	2.95	2.95	0
5	License Cost include security fee	5.95	5.95	0
6	Cost of Construction and Infrastructure	1870	0	1870
7	Administrative Cost	300	0	300
8	Marketing & Selling Cost	300	0	300
9	Interest cost	0	0	0
10	Tax & Cess	150	0	150
11	Brokerage & Commission	400	0	400
	TOTAL	3153.50	133.50	3020

For AAJS And Associates
Chartered Accountants.
FRN – 034335C

Ashok Kumar Saini



CA Ashok Kumar Saini
Membership No. 459368.
Dated: 17/07/2025.
UDIN – 25459368BMKXFK5190