

TO WHOMSOEVER IT MAY CONCERN

We are issuing this certificate based on the books of accounts and other relevant records/information provided by the management of M/s EMAAR India Ltd. (Formerly known as EMAAR MGF Land Ltd.) (Having PAN No. AABCE4308B & Registered Office situated at 306-308, square one, C-2, District Centre, Saket, New Delhi 110017). We hereby certify the following financial particulars as on 31-08-2025, in relation to their project “Emaar India Business Centre” measuring 5.65 acres at Sector 61, Gurugram, Haryana.

Source of funds	Amount (INR In Lacs)
Equity/ Internal accrual	15,900.21
Sale Proceeds	126,482.02
Loans from Bank / Financial Instrument	-
Loans from others	-
Total (A) *	142,382.23

Application Of Funds (As on 31-08-2025) #	Amount (INR In Lacs)
Land Cost	740.41
IDC	149.29
EDC	4,250.84
Conversion Charges & other Govt Fees	3,684.21
License Fees	4,240.10
Other Project Cost	2,835.36
Total (B)	15,900.21

Net Fund Available (A-B)	126,482.02
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Note:

This certificate is being issued on the request of the management of Emaar India Limited (formerly known as Emaar MGF Land Limited) solely based on the books of accounts, POC sheets, budgets and other necessary documents required for the purpose of this certificate. The same have not been audited by us.

* Budgeted figures

Actual figures as per books

For Rajeev & Ajay
Chartered Accountants
Firm Reg. No. 009977N

Rajeev Sabharwal
Partner
Membership No. 084833

Place: New Delhi
Date: 12 September 2025

UDIN: 25084833BMLMZE7727