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H D SACHDEVA & ASSOCIATES
CHARTERED ACCOUNTANTS

Independent Practitioner's certificate as required by the management of M/s DLF Limited ('the Company") confirming the cost incurred for the real estate Group Housing project "The Dahlias" ("Project") at Gurugram as on September 30' 2025

The Board of Directors
DLF Limited
3rd floor, shopping mall, Arjun Marg,
DLF city Phase-1, Gurugram Haryana - 122001

Dear Sir

1. M/s **DLF limited ('the Company')** having its registered office at Shopping Mall, 3RD floor, Arjun Marg, DLF City, Phase 1,Gurugram-122022 (CINL70101HR1963PLC002484) is developing a real estate Group Housing Residential Project **"The Dahlias" (i.e hereinafter referred as "Project") at Gurugram, Haryana**. The project has been duly registered with HARERA vide registration no. 99 of 2024 dated 04.10.2024.

2. We have been requested by the management of the company to confirm the cost incurred towards land, approval & construction cost (hereinafter referred as "Project Cost incurred") for the Project till September 30' 2025. The accompanying statement of the Project Cost incurred has been prepared by the Company for submission along with this certificate which we have initiated for identification purpose only.

Management Responsibility

3. The preparation of the accompanying statement is the responsibility of the management of the Company. The responsibility includes designing, implementing and maintaining internal control relevant to the preparation and presentation of the statement and applying basis of preparation and making estimates that are reasonable in the circumstances.

4. The management is responsible for ensuring that the correct Project Cost incurred has been derived for the Project in accordance with the RERA laws for the real estate Project is being developed.

Practitioner Responsibility

5. Pursuant to the requirements as described under paragraph 2 above, it is our responsibility to provide a limited assurance in the form of a conclusion that nothing has come to our attention that cause us to believe that the company has not taken the correct cost incurred for the Project.

6. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. 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.

7. 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 Engagement.

Conclusions

8. We have examined the books of accounts and other relevant documents / information as provided by the management that the company has Project Cost Incurred as on September 30' 2025 are as under:

Particulars		Amount
Project Cost Incurred		
Land Cost incurred duly allocated	53 crs	
Approval & Other Cost incurred, duly allocated	50 crs	
Development/Construction Cost	423 crs	**Rs 526 crs**

Restriction on Use

This certificate is exclusively addressed to and provided to the Company solely for the purpose to enable comply with specific requirements for submission with the RERA Authority. It is not intended for use by any other party or for any other purpose without our prior written consent. Consequently, we disclaim any liability or duty of care for any other purpose or any other person to whom this certificate is shown or into whose hands it may come without our prior written consent.

Our responsibility is restricted to issuing this certificate on the basis of such information and explanations provided. We shall not be liable for any incorrect, misleading, or incomplete information furnished by the management. Our liability, if any, to any third party arising out of this certificate shall in all circumstances be limited to the extent of the professional fees received by us in connection with this assignment.

For H D SACHDEVA & ASSOCIATES
Chartered Accountants

Harsh Deep Sachdeva

Digitally signed by Harsh Deep Sachdeva
Date: 2025.12.02 18:59:21 +05'30'

(Harsh Deep Sachdeva)
Proprietor
M. No. 090181
UDIN: 25090181BMHYXD4347
Date: 2 December'2025

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Patparganj, Delhi-92
Ph: 9810122028 011-42486944
harsh@hdsassociates.com

H D SACHDEVA & ASSOCIATES
CHARTERED ACCOUNTANTS

Independent Practitioner's certificate as required by the management of M/s DLF Limited (" the Company") for confirming the Net worth of the Company as on September 30' 2025, for the real estate Project "Dahlias" ("Project") at Gurugram, Haryana

The Board of Directors
DLF Limited
3rd floor, shopping mall, Arjun Marg,
DLF city Phase-1, Gurugram Haryana - 122001

Dear Sir,

1. M/s **DLF limited ('the Company")** having its registered office at shopping mall, 3RD floor, Arjun Marg, DLF City, Phase 1, Gurugram-122001 (CINL70101HR1963PLC002484) is developing a real estate Residential Project **"Dahlias" (i.e. hereinafter referred as "Project") at Gurugram, Haryana.** The project has been duly registered with HARERA vide registration no. 99 of 2024 dated 04.10.2024.

2. We have been requested by the management of the Company to confirm the net worth of the Company as on September 30' 2025.

3. We have been informed that the financial statements of the Company for the year ended September 30' 2025 have been limited reviewed(un-audited), duly approved by the Board of Directors of the Company.

Management Responsibility

4. The preparation of the accompanying statement for the period ended September 30' 2025 is the responsibility of the management of the Company. The responsibility includes designing, implementing and maintaining internal control relevant to the preparation and presentation of the statement.

Practitioner Responsibility

5. Pursuant to the requirements as described under paragraph 2 above, it is our responsibility to provide a limited assurance in the form of a conclusion that nothing has come to our attention that cause us to believe that the company has not correctly disclosed the net worth of the Company.

6. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. 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.

7. 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 Engagement

Conclusions

8. In accordance with the Para 2 & 3 above, we hereby confirm that the Net Worth* of the Company as on September 30' 2025 are as under:

Net worth*	**Amount (Rs in lacs)**
As on September 30' 2025	Rs 28, 96,992 lacs

*Here Net worth means that paid up Equity Share Capital and Other Equity (i.e. capital reserve (Dr Balance), Capital redemption reserve, securities premium, general reserve and retained earning etc.)

Restriction on Use

This certificate is exclusively addressed to and provided to the Board of Directors of the Company solely for the purpose to enable comply with specific requirements for submission with the RERA authority. It is not intended for use by any other party or for any other purpose without our prior written consent. Consequently, we disclaim any liability or duty of care for any other purpose or any other person to whom this certificate is shown or into whose hands it may come without our prior written consent.

Our responsibility is restricted to issuing this certificate on the basis of such information and explanations provided. We shall not be liable for any incorrect, misleading, or incomplete information furnished by the management. Our liability, if any, to any third party arising out of this certificate shall in all circumstances be limited to the extent of the professional fees received by us in connection with this assignment.

For H D SACHDEVA & ASSOCIATES
Chartered Accountants

Harsh Deep Sachdeva
Digitally signed by Harsh Deep Sachdeva
Date: 2026.01.12 16:15:05 +05'30'

(Harsh Deep Sachdeva)
Proprietor
M. No. 090181
UDIN: 26090181IUAGHX8770
Date:12 January' 2026

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H D SACHDEVA & ASSOCIATES
CHARTERED ACCOUNTANTS

Independent Practitioner's certificate as required by the management of M/s DLF Limited ('the Company") confirming that there is no unsatisfied charge on the real estate Group Housing project "The Dahlias" ("Project") at Gurugram as on November 28' 2025

The Board of Directors
DLF Limited
3rd floor, shopping mall, Arjun Marg,
DLF city Phase-1, Gurugram Haryana –
122001

Dear Sir

1. M/s **DLF Limited is a Company** having its office at **3rd floor, shopping mall, Arjun Marg, DLF City Phase-1, Gurugram Haryana, 122022** (CINL70101HR1963PLC002484) is developing a real estate Group Housing Residential Project **"The Dahlias" at Gurugram, Haryana (i.e. Project)**. The project has been duly registered with HARERA vide registration no. 99 of 2024 dated 04.10.2024.

2. We have been requested by the management of the company to confirm the whether the Company do have any charge (i.e., unsatisfied charge) on the land or construction/ Development of the Project as on November 28' 2025. The accompanying statement with respect to charges have been prepared by the Company for submission along with this certificate which we have initialed for identification purpose only.

Management Responsibility

3. The preparation of the accompanying statement is the responsibility of the management of the Company. The responsibility includes designing, implementing and maintaining internal control relevant to the creation of charges and registration thereof with Registrar of the Companies preparation and presentation of the statement and applying basis of preparation and making estimates that are reasonable in the circumstances.

4. The management has represented that there is no unsatisfied charge on the land & construction / development of the Project, **copy of annexure 1 enclosed**.

Practitioner Responsibility

5. Pursuant to the requirements as described under paragraph 2 above, it is our responsibility to provide a limited assurance in the form of a conclusion that nothing has come to our attention that cause us to believe that the Company do have unsatisfied charge registered with Registrar of the Companies on the land / construction development for the Project.

6. We have verified the charges where in satisfaction have not been filed till November 28' 2025.

7. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. 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.

8. 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 Engagement.

Conclusions

9. We have examined unsatisfied charges as per report downloaded "Index of charges" from the MCA portal, we hereby confirm that there are no unsatisfied charges on the land / Development of the said Project as on November 28' 2025. Copy of "Index of charges" as downloaded from MCA website is enclosed, as annexure 1.

Restriction on Use

This certificate is exclusively addressed to and provided to the Board of Directors of the Company solely for the purpose to enable comply with specific requirements for submission with the RERA Authority. It is not intended for use by any other party or for any other purpose without our prior written consent. Consequently, we disclaim any liability or duty of care for any other purpose or any other person to whom this certificate is shown or into whose hands it may come without our prior written consent.

Our responsibility is restricted to issuing this certificate on the basis of such information and explanations provided. We shall not be liable for any incorrect, misleading, or incomplete information furnished by the management. Our liability, if any, to any third party arising out of this certificate shall in all circumstances be limited to the extent of the professional fees received by us in connection with this assignment.

For H D SACHDEVA & ASSOCIATES
Chartered Accountants

Harsh Deep Sachdeva
Digitally signed by Harsh Deep Sachdeva
Date: 2025.12.02 18:57:52 +05'30'

(Harsh Deep Sachdeva)
Proprietor
M. No. 090181
UDIN: 25090181BMHYXB8188
Date: 2 December'2025

ANNEXURE 1

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
1	AB3851168	101091000	ICICI BANK LIMITED	06/05/2025	-	-	2,00,00,00,000	ICICI Bank Tower, Near Chakli Circle, Old Padra Road,Vadodara, Vadodara, Gujarat, India, 390007	No	-
4	AB1077415	100989421	AXIS TRUSTEE SERVICES LIMITED	23/09/2024	-	-	5,00,00,00,000	AXIS HOUSE, BOMBAY DYEING MILLS COMPOUND, PANDHURANG BUDHKAR MARG, WORLI,Mumbai, Mumbai, Maharashtra, India, 400025	-	-
5	AB3136756	100905988	The Hongkong and Shanghai Banking Corporation Limited	27/03/2024	12/03/2025	-	1,35,00,00,000	52/60, Mahatma Gandhi Road,Fort, Mumbai,Raigarh(MH), Uran, Haryana, India, 400001	No	-
6	AA9848130	100767123	ICICI BANK LIMITED	16/08/2023	01/08/2024	-	2,60,00,00,000	ICICI Bank Tower, Near Chakli Circle, Old Padra Road,Vadodara, Vadodara, Gujarat, India, 390007	No	-
7	AA4221549	100745730	Axis Bank Limited	06/07/2023	21/07/2023	-	5,00,00,00,000	TRISHUL 3RD FLOOR OPP SAMARTHESHWAR TEMPLE LAW GARDEN	No	-

								ELLISBRIDGE,Ahmedabad, Ahmadabad City, Gujarat, India, 380006		
8	AA1749685	100694359	Hongkong and Shanghai Banking Corporation Limited	16/03/2023	-	-	5,00,00,00,000	52/60 Mahatma Gandhi, Road, Fort, Mumbai, Mumbai,Mumbai, Mumbai, Maharashtra, India, 400001	No	-
19	R74900572	100364626	The Hongkong and Shanghai Banking Corporation Limited	18/08/2020	27/11/2020	-	95,00,00,000	25 Birla Tower,Barakhamba Road,New Delhi, Delhi, India, 110001	No	-
28	H60778776	100229134	The Hongkong and Shanghai Banking Corporation Limited	26/12/2018	16/05/2019	-	2,00,00,00,000	25 birla tower,barakhamba road,new delhi, Delhi, India, 110001	No	-
31	G84870401	100171652	AXIS TRUSTEE SERVICES LIMITED	04/04/2018	-	-	8,75,00,00,000	AXIS HOUSE, BOMBAY DYEING MILLS,COMPOUND, PANDHURANG BUDHKAR MARG, WORLI,MUMBAI, , India, 400025	No	-
32	G77502011	100155962	PNB Housing Finance Limited	26/12/2017	-	-	8,00,00,00,000	9TH Floor Antriksh Bhawan,22 K G Marg,New Delhi, Delhi, India, 110001	No	-
36	R06844781	100119466	The Hongkong and Shanghai Banking Corporation Limited	04/08/2017	27/09/2019	-	1,70,00,00,000	25 Barakhmaba Road,New Delhi, Delhi, India, 110001	No	-
108	A09540733	10034225	ICICI BANK LIMITED	05/01/2007	-	-	15,24,500	LANDMARK RACE COURCE CIRCLE,ALKAPURI,BARODA,	No	-

								Gujarat, India, 390015		
112	A07992860	10028751	CANARA BANK	28/11/2006	-	-	1,60,00,00,000	LOVELY HOUSE, NEAR MIDLAND HOTEL,SANTACRUZ (EAST),MUMBAI, Maharashtra, India, 400055	No	-
138	A00214684	10000743	ABN AMRO Bank N.V	17/03/2006	-	-	18,00,00,000	Hansalaya Building,Barakhambha Road,New Delhi, Delhi, India, 110001	No	-
145	C10428548	80044607	STATE BANK OF INDIA	29/08/2005	29/05/2014	-	3,40,00,00,000	Industrial Finance Branch, Jawahar Vypar Bhawan, 14th Floor, 1, Tolstoy Marg, New Delhi, Delhi, India, 110001	No	-
159	Z00851052	80053889	CITIBANK N.A.	23/07/2004	-	-	4,19,000	7TH FLOOR, DLF SQUARE, M BLOCK, JACARANDA MARG, DLF CITY PHASE-I, GURGAON, Haryana, India, 122002	No	-
169	AB5248679	80026419	ICICI BANK LIMITED	30/07/1999	19/06/2025	-	17,50,00,00,000	ICICI Bank Tower, Near Chakli Circle, Old Padra Road,Vadodara, Vadodara, Haryana, India, 390007	No	-

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H D SACHDEVA & ASSOCIATES
CHARTERED ACCOUNTANTS

Independent Practitioner's certificate as required by the management of M/s DLF Limited ('the Company") confirming that there was no default in payment of statutory dues for the real estate Group housing project "The Dahlias" ("Project") at Gurugram as on September 30' 2025

The Board of Directors
DLF Limited
3rd floor, shopping mall, Arjun Marg,
DLF city Phase-1, Gurugram Haryana -
122001

Dear Sir

1. M/s **DLF limited ('the Company')** having its registered office at Shopping Mall, 3RD floor, Arjun Marg, DLF City, Phase 1,Gurugram-122022 (CINL70101HR1963PLC002484) is developing a real estate Group Housing Residential Project **"The Dahlias" (i.e hereinafter referred as "Project") at Gurugram, Haryana.** The project has been duly registered with HARERA vide registration no. 99 of 2024 dated 04.10.2024.

2. We have been requested by the management of the company to confirm that the company has not defaulted in re-payment to any Banks, financial institution etc. as on September 30' 2025 and the Company is regular in depositing undisputed statutory dues (i.e Provident Fund, investor education protection fund, Employees State Insurance, Income Tax, GST) with appropriate authorities towards said "Project", as on September 30' 2025. The accompanying statement has been prepared by the Company for submission along with this certificate which we have initialed for identification purpose only.

3. We have been informed that the financial statements of the Company for the year ended September 30' 2025 have been limitedly reviewed(un-audited), duly approved by the Board of Directors of the Company.

Management Responsibility

4. The preparation of the accompanying statement is the responsibility of the management of the Company. The responsibility includes designing, implementing and maintaining internal control relevant to the preparation and presentation of the statement and applying basis of preparation and making estimates that are reasonable in the circumstances.

5. The management is responsible for ensuring that there was no default in repayment of undisputed statutory dues to any Bank and the statutory payments including Provident Fund, investor education projection fund, Employees State Insurance, Income Tax, GST with appropriate authorities are being paid regularly for the Project in accordance with the RERA laws for the real estate Project is being developed.

Practitioner Responsibility

6. Pursuant to the requirements as described under paragraph 2 above, it is our responsibility to provide a limited assurance in the form of a conclusion that nothing has come to our attention that cause us to believe that the company has not taken the correct cost incurred for the Project.

7. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. 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.

8. 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 Engagement.

Conclusions

9. In accordance with the Para 2 & 3 above including the auditor's comments, if any & other relevant documents / information provided to us, we hereby confirm that the company is not regularly defaulting in re-payment of dues to any Banks, financial institution etc. for the Project "The Dahlias" ("Project") at Gurugram.
Further confirm, the Company is regular in depositing **undisputed** statutory dues (i.e Provident Fund, investor education protection fund, Employees State Insurance, Income Tax, GST) with appropriate authorities towards said Project, as on September 30' 2025.

Restriction on Use

This certificate is exclusively addressed to and provided to the Company solely for the purpose to enable comply with specific requirements for submission with the RERA Authority. It is not intended for use by any other party or for any other purpose without our prior written consent. Consequently, we disclaim any liability or duty of care for any other purpose or any other person to whom this certificate is shown or into whose hands it may come without our prior written consent.

Our responsibility is restricted to issuing this certificate on the basis of such information and explanations provided. We shall not be liable for any incorrect, misleading, or incomplete information furnished by the management. Our liability, if any, to any third party arising out of this certificate shall in all circumstances be limited to the extent of the professional fees received by us in connection with this assignment.

For H D SACHDEVA & ASSOCIATES
Chartered Accountants

Harsh Deep Sachdeva

Digitally signed by Harsh Deep Sachdeva
Date: 2026.01.12 16:16:14 +05'30'

(Harsh Deep Sachdeva)
Proprietor
M. No. 090181
UDIN: 26090181NVOGBN2632
Date: 12 January' 2026

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H D SACHDEVA & ASSOCIATES
CHARTERED ACCOUNTANTS

Independent Practitioner's certificate as required by the management of M/s DLF Limited ('the Company") confirming the estimated cost for the real estate Group Housing Project "The Dahlias" ("Project") at Gurugram, Haryana as on September 30' 2025

The Board of Directors
DLF Limited
3rd floor, shopping mall, Arjun Marg,
DLF city Phase-1, Gurugram Haryana - 122001

Dear Sir

1. M/s **DLF limited ('the Company')** having its registered office at Shopping Mall, 3RD floor, Arjun Marg, DLF City, Phase 1, Gurugram-122022 (CINL70101HR1963PLC002484) is developing a real estate Group Housing Residential Project **"The Dahlias" (i.e hereinafter referred as "Project") at Gurugram, Haryana,** the Project has been duly registered with HARERA vide registration no. 99 of 2024 dated 04.10.2024.

2. We have been requested by the management of the company to confirm the estimated cost towards land, approval/other cost & construction cost for the Project (**hereinafter referred as "Project Cost")** as on September 30'2025. The accompanying statement of the Project cost estimation has been prepared by the Company for submission along with this certificate which we have relied on being a technical matter, same has been initialed for identification purpose only.

Management Responsibility

3. The preparation of the accompanying statement is the responsibility of the management of the Company. The responsibility includes designing, implementing and maintaining internal control relevant to the preparation and presentation of the statement and applying basis of preparation and making estimates that are reasonable in the circumstances.

4. The management is responsible for ensuring that the correct estimated cost for the Project has been derived for the Project in accordance with the RERA laws for the real estate Project is being developed.

Practitioner Responsibility

5. Pursuant to the requirements as described under paragraph 2 above, it is our responsibility to provide a limited assurance in the form of a conclusion that nothing has come to our attention that cause us to believe that the company has not taken the correct estimated cost for the Project.

6. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. 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.

7. 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 Engagement.

Conclusions

We have relied upon the estimates and projections prepared and provided by the management, which are of a technical nature and fall within the domain of the Company's management. Based on the budgets prepared by the management, supported by underlying assumptions and the books of accounts produced before us, the estimated cost of the Project as on **30 September' 2025** is as under:

Projected/Estimated Cost:

Particulars	**Rs in Crs**
Estimated land Cost, duly apportioned	53
Estimated approval & other cost	56
Projected Construction & Development cost including club cost (as estimated by the Company being a technical matter)	6,816
Total	**6,924***

*Further, the management has prepared & furnished the information, being a technical matter, relating to the project, in the prescribed format under REP 1 (annexure 1, attached), we confirm that the form REP 1 is true and correct and total estimated project cost is 6,924 crores

Restriction on Use

This certificate is exclusively addressed to and provided to the Company solely for the purpose to enable comply with specific requirements for submission before RERA authorities. It is not intended for use by any other party or for any other purpose without our prior written consent. Consequently, we disclaim any liability or duty of care for any other purpose or any other person to whom this certificate is shown or into whose hands it may come without our prior written consent.

Our responsibility is restricted to issuing this certificate on the basis of such information and explanations provided. We shall not be liable for any incorrect, misleading, or incomplete information furnished by the management. Our liability, if any, to any third party arising out of this certificate shall in all circumstances be limited to the extent of the professional fees received by us in connection with this assignment.

For H D SACHDEVA & ASSOCIATES
Chartered Accountants

Harsh Deep Sachdeva

Digitally signed by Harsh Deep Sachdeva
Date: 2025.12.27 17:17:41 +05'30'

(Harsh Deep Sachdeva)
Proprietor
M. No. 090181
UDIN: 25090181EQAGNR3008
Date: December 27, 2025

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H D SACHDEVA & ASSOCIATES
CHARTERED ACCOUNTANTS

Independent Practitioner's certificate as required by the management of M/s DLF Limited ('the Company") confirming the status of Sold and Unsold Inventory for the real estate Group Housing project "The Dahlias" ("Project") at Gurugram.

The Board of Directors

DLF Limited

3rd floor, shopping mall, Arjun Marg, DLF city Phase-1,
Gurugram Haryana -122001

Dear Sir

1. M/s **DLF Limited is a Company** having its office at **3rd floor, shopping mall, Arjun Marg, DLF City Phase-1, Gurugram Haryana-122001** is developing a real estate Group Housing Residential Project namely **"The Dahlias" (i.e. hereinafter referred as "Project") at Gurugram, Haryana**.

2. We have been requested by the management of the company to confirm the status of sold & unsold inventory of the units of the Project. The accompanying statement of the summary of status of sold & unsold inventory of the Project has been prepared by the Company for submission along with this certificate which we have initialed for identification purpose only.

3. The Management has represented that the inventory (i.e carpet area of each unit) of the Project is being changed due to changes in the lay out/ building plan/ specifications/ estimations as the case may be. Due to above, the management has sold earlier units at old area though remaining unsold units shall be sold for new (carpet) area.

Management Responsibility

4. The preparation of the accompanying statement is the responsibility of the management of the Company. The responsibility includes designing, implementing and maintaining internal control relevant to the preparation of status of sales (i.e sold/ unsold) of the Project.

5. The management is responsible for ensuring that the sold / unsold units thereof have been correctly estimated & taken for the Project in accordance with all the applicable laws.

Practitioner Responsibility

6. Pursuant to the requirements as described under paragraph 2 above, it is our responsibility to provide a limited assurance in the form of a conclusion that nothing has come to our attention that cause us to believe that the company has not taken the correct sold & unsold units for the Project.

7. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. 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.

8. 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 Engagement.

Conclusions

9. Based on approved area statement & books of accounts provided by the management of the Company, we hereby certify that the Company has effectively (without considering a unit* which have been cancelled subsequently) sold the inventory as on September 30' 2025 considering earlier specifications & area statement and remaining unsold units based on revised area statement of the Project are as under:

As on September 30' 2025

	Sold Carpet Area (As per earlier building plan)	**Unsold Carpet Area (As per revised building plan)**
Area (Sq Mtr)	1,31,470*	1,62,680**
Units (Nos)	220 units*	201 units**
Sales Value (Crs)	₹15,713 Crs*	NA

Details of units sold & units unsold is enclosed as Annexure A & Annexure B respectively

Notes:

1. *a unit (area 681.77 Sq mtr) which has been cancelled as on signing date of this certificate have not been considered above.
2. **Includes Club house unit (vide no DH901) 34397.04 Sq.mtr

10. **Restriction on Use**

This certificate is exclusively addressed to and provided to the Board of Directors of the Company solely for the purpose to enable comply with specific requirements for submission with the RERA Authority. It is not intended for use by any other party or for any other purpose without our prior written consent. Consequently, we disclaim any liability or duty of care for any other purpose or any other person to whom this certificate is shown or into whose hands it may come without our prior written consent.

Our responsibility is restricted to issuing this certificate on the basis of such information and explanations provided. We shall not be liable for any incorrect, misleading, or incomplete information furnished by the management. Our liability, if any, to any third party arising out of this certificate shall in all circumstances be limited to the extent of the professional fees received by us in connection with this assignment.

For H D SACHDEVA & ASSOCIATES
Chartered Accountants

Harsh Deep Sachdeva

Digitally signed by Harsh Deep Sachdeva
Date: 2025.12.29 16:12:04 +05'30'

(Harsh Deep Sachdeva)
Proprietor
M. No. 090181
UDIN: 25090181WZVHED4774
Date: December 29'2025