

The Board of Directors
1000 Trees Housing Private Limited
CIN No. U70100DL2010PTC210404
711/92, Deepali Nehru Place
Delhi South Delhi
110019

Sub: Certificate for no Statutory Dues outstanding as on **January 13, 2026**.

1. This Certificate has been issued in accordance with the terms of our engagement in relation to verification of statutory dues outstanding of the company as on January 13, 2026
2. The accompanying Statement of details (hereinafter referred as “**Annexure**”) regarding the statutory dues outstanding as on date aforementioned under different statutes applicable to the company.

Management’s Responsibility for the Statement

3. The preparation of the Statement is the responsibility of the Management of **1000 Trees Housing Private Limited (hereinafter the “Company”)** 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 control 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 and to ensure that the same is free from any material misstatement or fraud.
4. The Management is also responsible for ensuring that the Company complies with the requirements in respect of the statutory dues/ statutory compliance as applicable in reference to this statement of certificate.
5. The Management is also responsible for providing the books of accounts and related information and documents without any manipulation or concealment for the purpose of verification.

Practitioner Responsibility:

6. Pursuant to the required documents, it is our responsibility to provide a reasonable assurance as to arithmetical accuracy and verification of data from the books provided by the management and other sources.
7. We conducted our examination of the Statement in accordance with the Guidance Note on Certificates or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical

Sanjeev Aggarwal
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by Sanjeev
Aggarwal
Date: 2026.01.22
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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 Engagements.
9. We have verified the supporting documents on a sample basis in respect of the verification of contents as per the annexure to ensure that approximately 60-80% of the value as mentioned in the certificate has been got verified.

Opinion

10. Based on our examination, as above, we are of the opinion that:
 - i) The amounts in the Annexure for the period mentioned above in the certificate have been accurately extracted from the books of accounts maintained by the company and relevant sources of information;
 - ii) The amounts in the Annexure has been extracted after verification of the respective statutory portals and the documents of appeal along with the trial balance provided by the management.

Restriction on Use

11. The certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose and to ensure that the same is to be used only for the purpose of submitting the same to the Haryana Real Estate Regulatory Authority. 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 certificate is shown or into whose hands it may come without our prior consent in writing.

For APT and Co LLP.
Chartered Accountants
(FRN: 014621C/N500088)

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Sanjeev Aggarwal
Aggarwal Date: 2026.01.22
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CA Sanjeev Aggarwal
(Partner)
M.No.501114
Place: Gurugram
Date: 22/01/2026
UDIN: 26501114GCIXHV5023

Annexure

Date: January 22, 2026

HARYANA REAL ESTATE REGULATORY AUTHORITY
PWD GUEST HOUSE, OLD RAILWAY RD. CIVIL LINES
GURUGRAM HARYANA 122001

On the basis of information/documents procedure before us, We certify that M/s 1000 Trees Housing Private Limited having PAN AAFCP7179R its Registered office at 711/92, Deepali Nehru Place, South Delhi, New Delhi 110019 India and having CIN: - (“Company”), (U70100DL2010PTC210404) is launching “The Grove at Sanctuary” commercial Project in Sector 105, Near Daulatabad Flyover, Dwarka Expressway, Gurugram, Haryana- 122001. We hereby certify that the above-mentioned entity has not defaulted in repayment of dues[#] to any Financial Institution, Bank, Government.

We hereby further certify that the entity is regular in depositing with appropriate authorities undisputed statutory dues. The Company has no undisputed statutory dues and incurred the following Statutory Liabilities under Appeal as on January 13, 2026.

S No.	Particulars	Estimated Dues (Rs. in lacs)	Total
1	Vat Demand A.Y 14-15 Under Appeal*	23.04	
2	Vat Demand A.Y 15-16 Under Appeal*	450.93	
3	WCT Payable*	4.39	
4	TDS Demand	61.51	
5	HVAT Payable*	1.06	
6	GST Demands	0.00	
7	EDC Dues as on 13th January 2026	101.38	
8	Income Tax Demands	0.25	

*The above estimated total dues may vary due to change in interest amount being payable till the date of actual payment, if applicable.

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This certificate is being issued at the request of the company.

For APT and Co LLP.
Chartered Accountants
(FRN: 014621C/N500088)

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Aggarwal Sanjeev Aggarwal
Date: 2026.01.22
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CA Sanjeev Aggarwal
(Partner)
M.No.501114
Place: Gurugram
Date: 22/01/2026
UDIN: 26501114GCIXHV5023

#Repayment of dues has been verified up to 31st December 2024 in accordance with the consent letter dated as on 18th February 2025 by Motilal Oswal. Further an addendum agreement dated 01st June 2024 stipulates that, "Provided the Debenture Holders do not exercise the Put Option, the Company shall pay all outstanding amounts under the transaction documents, including the redemption premium and any applicable default interest, to the Debenture Holders in a single lump-sum payment on or before the project completion date."

Considering the above & as confirmed by the company management, there has been no default in repayment of dues up to 31st December 2025.