Gaurav Jai Agrawal & Associates
Chartered Accountants

91-9718018063
gaurav.agrawal@gjagroup.co.in
Unit No.821, 8th Floor, Hope Tower, Galaxy Blue Sapphire Plaza, Sector -4, Gaur Chowk Char Murti, Greater NOIDA (West), Gautam Buddha Nagar, Uttar Pradesh, PIN-201318

Annexure C

Chartered Accountants Certificate			
Report for quarter ending Period			**30th September, 2026**
Subject			Certificate for withdrawal of money from Separate RERA account given by Chartered accountant the end of the quarter
1.	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from Separate RERA account at the end of the quarter 30th Sept. 2026.		
	Sr.	**Particulars**	**Information**
	1.	Phase of the Project	**The Bungalows**
	2.	Location	Village- Behrampur, Sector 59, Gurugram
	3.	Licensed area in acres	7.2563 Acres
	4.	Area for registration in acres	7.2563 Acres
	5.	HARERA registration No.	Applied for Registration
	6.	Name of Licensee	Base Buildwell Pvt. Ltd.
	7.	Name of collaborator	IREO Private Limited
	8.	Name of developer	Base Buildwell Pvt.Ltd.
	9.	Estimated cost of real estate project	177,618 Lakhs
2.	**Details related to inspection are as under**		
	1.	Date of certifying withdrawal of money from Project RERA Escrow account at the end of the quarter	10.10.2026
	2.	Name of chartered accountant firm/ individual	Gaurav Jai Agrawal & Associates
3.	I certify withdrawal of money from Separate RERA account at the end of thequarter for the aforesaid project as completed on the date of this certificate is as given in table A and table B below;		
4.	This certificate is being issued as per the requirement of compliance in accordance with the Real Estate (Regulation and Development) Act, 2016/ The Haryana Real Estate (Regulation and Development) Rules, 2017 by the company for the project/phase under reference and is based on the records and documents produced before me and explanations provided to me by the management of the company; it is based on the verification of books of accounts and other related documents till date-**30.09.2026**.		
5.	Further to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges. All Statutory approvals as applicable on Promoter are also valid on date.		

UDIN No. – **26409153UBZIEE8066**

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Date	: 10.10.2026	Yours faithfully,
		Signature & name of
Place	: Greater NOIDA	the Chartered Accountant (in block letters) with stamp
For (name of CA firm)	: Gaurav Jai Agrawal & Associates	GAURAV AGRAWAL
Partner/ proprietor Membership no.	: 409153	GAURAV AGRAWAL Digitally signed by GAURAV AGRAWAL Date: 2026.10.10 13:06:01 +05'30'

Table – A

Project cost details (in lacs)					
Sr. No.	**Particulars**	**Estimated (Column - A)**		**(Column - B)**	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid	(%) of total incurred
1.	**Land cost**	22,018	12%	7,681	58%
2.	**External Development Charges**	2,589	1%	2,589	20%
3.	**Infrastructure Development Charges**	201	1%	201	1%
4.	**Internal Development Works**	45,440	26%	0	0%
5.	**Cost of construction**	64,500	36%	0	0%
6.	**Cost of construction of community facilities**	0	0	0	0%
7.	**Other costs**	42,870	24%	2769	21%
8.	**Total estimated cost of the real estate project** (1+2+3+4+5+6+7) of estimated cost (column-A)	177,618		13,240	

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9.	**Total cost incurred and paid of the real estate project** (1+2+3+4+5+6+7) of incurred and paid (column-B) (taking into account the proportionate land cost, this in effect allows the Promoter to withdraw the proportionate land cost component of construction)	13,240	0
10.	**Percentage of completion of construction work** (as per project architect's certificate by the end of month/quarter)	0%	
11.	**Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.**	sr.no. 9/ sr. no. 8 7%	
12.	**Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid**	sr. no. 8 x sr. no. 11 13,240	
13.	**Less amount withdrawn till date of this certificate as per the books of accounts and bank statement**	0	
14.	**Net amount which can be withdrawn from the separate RERA bank account under this certificate**	13,240	

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Note. — Proportionate land cost shall be based on the total land cost in proportion of construction cost incurred against total construction cost or actual paid land cost, whichever is lesser

	Table – B	
	Details of RERA bank account:	
1.	Bank name	HDFC Bank Limited
2.	Branch name	SOUTH CITY II , Gurugram
3.	Account no.	99959595959592
4.	IFSC code	HDFC0001721
5.	Opening balance at the start of quarter under report (as on 01.07.2026)	0.00
6.	Deposits during the quarter under report	0.00
7.	Withdrawals during the quarter under report	0.00
8.	Closing balance at the end of the quarter (as on 30.09.2026)	0.00

This Certificate is being issued as per the requirement of compliance in accordance with RERA Acts/Rules by the company for the Project under reference and is based on the records and documents produced before me and explanations provided to me by the management of the Company; It is based on the verification of books of accounts and other related documents till **30.09.2026**.

For Gaurav Jai Agrawal & Associates
Chartered Accountants
Firm Regn. No. 024547C

GAURAV AGRAWAL
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Gaurav Agrawal
(Proprietor)
Membership No. – 409153

Date: 10.10.2026
Place: Greater NOIDA

UDIN No. – **26409153UBZIEE8066**