

**INDEPENDENT CHARTERED ACCOUNTANT'S CERTIFICATE ON EXPECTED NET CASH FLOWS FROM THE UPCOMING PROJECT.**

To,

M/s Jai Ganga Realtech LLP  
Ground Floor, Tower A, Vatika Towers,  
Golf Course Road, Sector-54,  
Gurgaon, Haryana-122011.

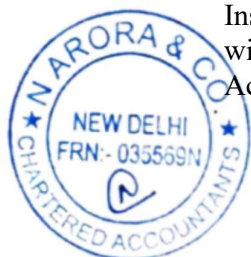
1. This Certificate has been issued at the request of the management of M/s Jai Ganga Realtech LLP (“the entity”) **having LLPIN: - AAT-6889) & having PAN: - ABOFM8521D** for the purpose of submitting it to Haryana Real Estate Regulatory Authority to obtain the RERA license for setting of mixed land use colony (5% Commercial and 95% Residential) on an area measuring 5.29375 acres in Sector -85, Gurugram Manesar urban complex. who is seeking information with regard to net cash flows that can be generated on quarterly basis from the upcoming project of the entity.
2. The accompanying Statement in Annexure contains details of net cash flows on quarterly basis from the upcoming project. The Statement has been prepared on the basis of estimations used by the management in preparation and initialed by me for identification purposes only.

**Management's Responsibility**

3. The preparation of the Statement is the responsibility of the management of the entity 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.

**Chartered Accountant's Responsibility**

4. My responsibility for the purpose of this certificate, is to provide a reasonable assurance in the form of an opinion, based upon the examination of unaudited books of accounts and records and representation provided to me, as to whether the amount stated in the the Statement have been correctly extracted from the budgets filed with RERA authorities and are arithmetically accurate.
5. I have conducted my examination of the column -A 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 I comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.



6. I 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.
7. For the purpose of expressing the reasonable assurance, I have performed following procedures:
  - a. Tracing the financial numbers from the budgets and plans submitted by the management to RERA authorities.
  - b. Obtaining representation from the management that the amounts represented in the statement relates to the Project only
  - c. Tracing the financial numbers from the budgeted working obtained from the management.

### **Opinion**

8. Based on my examination as specified above in paragraph 7, and the information and explanations given to me, in my opinion, the amounts specified in the Statement have been correctly extracted from the budgets produced before us by the management of the entity which duly prepared based on the assumptions, project report and estimations which due to some unforeseen factors that may arise in future are subject to be changed or different.

### **Restriction on Use**

9. This Certificate is issued at the request of the management of the entity for the purpose of submitting the same to Haryana Real Estate Regulatory Authority to obtain the RERA license for setting of mixed land use colony (5% Commercial and 95% Residential) on an area measuring 5.29375 acres in Sector -85, Gurugram Manesar urban complex and should not be used for any other purpose without my prior written consent. Accordingly, I 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 M/s N Arora & CO**

***Chartered Accountants***

**FRN: - 035569N**



**Nitin Arora, ACA**

**(Proprietor)**

**M.NO. 547274**

**UDIN: - 24547274BJZZMI8245**

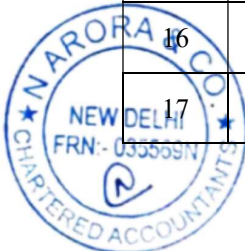
**Date: - May 17<sup>th</sup>, 2024**

**Place: - Gurugram**

**ANNEXURE TO THE INDEPENDENT CHARTERED ACCOUNTANT'S CERTIFICATE ON EXPECTED NET CASH FLOWS FROM THE UPCOMING PROJECT.**

**(Amount in Lacs)**

S. No.	Particulars	Total estimated expenditure during the quarter	Total estimated fund availability during the quarter	Net cash flow during the quarter	Cumulative cash flow till end of the quarter
	Quarter				
	Up to date of submission of application for registration (i.e. 31.03.2024)	3,526.00	3,526.00	0.00	0.00
1	Apr-June'2024	4,281.68	13,477.83	9,196.15	9,196.15
2	July-Sep'2024	3,634.67	21,564.53	17,929.85	27,126.00
3	Oct-Dec'2024	6,187.40	32,195.65	26,008.25	53,134.25
4	Jan-Mar'2025	6,442.93	0.00	(6,442.93)	46,691.32
5	Apr-June'2025	5,767.61	0.00	(5,767.61)	40,923.70
6	July-Sep'2025	5,621.03	(1,071.43)	(6,692.46)	34,231.25
7	Oct-Dec'2025	4,974.47	(1,071.43)	(6,045.90)	28,185.35
8	Jan-Mar'2026	4,822.40	7,928.57	3,106.17	31,291.52
9	Apr-June'2026	8,414.45	(1,071.43)	-9,485.88	21,805.64
10	July-Sep'2026	11,595.04	40,879.05	29,284.01	51,089.65
11	Oct-Dec'2026	12,161.03	8,532.26	(3,628.77)	47,460.88
12	Jan-Mar'2027	10,832.35	(2,250.00)	(13,082.35)	34,378.52
13	Apr-June'2027	9,446.22	(2,250.00)	(11,696.22)	22,682.30
14	July-Sep'2027	9,406.43	(1,714.29)	(11,120.71)	11,561.58
15	Oct-Dec'2027	8,078.10	0.00	(8,078.10)	3,483.48
16	Jan-Mar'2028	3,175.70	477.21	(2,698.49)	784.99
17	Apr-June'2028	649.72	31,965.02	31,315.30	32,100.29



18	July-Sep'2028	135.28	7,991.25	7,855.98	39,956.27
19	Oct-Dec'2028	0.00	(24,330.52)	(24,330.52)	15,625.75
20	Jan-Mar'2029	0.00	0.00	0.00	15,625.75
	<b>Total</b>	<b>1,19,152.53</b>	<b>1,34,778.28</b>	<b>15,625.75</b>	

- 1) The Above Figures in bracket in column “Total Estimated fund availability during the quarter” represents repayment of loan proceeds along with the interest liabilities thereon.

