

Date: July 01, 2024

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

Sub: Certificate for the Principal and Interest Liability

1. This Certificate has been issued in accordance with the terms of our engagement in relation to verification of the principal and interest liability on secured Optionally Convertible Debentures.
2. The accompanying Statement of details regarding the outstanding debt obligation of principal and interest liability against secured Optionally Convertible Debentures for verification of the same as per subject mentioned above.

Brief Background:

3. 1000 Trees Housing Private Limited was incorporated as on 13th Novemebr,2010 as a Private Limited Company Having registered office at 711/92, Deepali, Nehru Place, New Delhi-110019 governed by the Companies Act, 2013. The company is engaged in the Real Estate Activities with own or leased property. [This class includes buying, selling, renting and operating of self-owned or leased real estate such as apartment building and dwellings, non-residential buildings, developing and subdividing real estate into lots etc.]
4. Company had issued debentures amounting to Rs. 123 Crores, which was subscribed by the India Realty Excellence Fund III ("IREF III") as per the below details:
 - a) **Debenture Trust Deed dated March 16, 2019:** Secured, optionally convertible debentures of face value of Rs. 10,00,000 (Rupees Ten Lakhs only) aggregating up to Rs. 73,00,00,000/- (Rupees Seventy-Three Crores only)
 - b) **Debenture Trust Deed dated September 29, 2021 ("DTD II"):** secured, optionally convertible debentures of face value of Rs. 10,00,000 (Rupees Ten Lakhs only) aggregating up to Rs. 50,00,00,000/- (Rupees Fifty Crores only)

Both the above series of debentures shall be cumulatively referred to as "**Debentures – 1000 Trees**"

5. Further, The Company had requested for amendment in terms of the Debentures - 1000 Trees to which IREF III have provided their in-principal confirmation and is in process of the amending the underlying transaction documents of Debentures – 1000 Trees. IREF III has confirmed that, after executing the amendment to the said documents, there would be no interest over-due with respect to Debentures – 1000 Trees as on June 30, 2024.



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6. Now, company is under process of submission of the RERA Application for the Project to be launched (Phase -I) and submitted the Business plan to the RERA for Phase - I. Management of the company has also prepared the Phase -II (Commercial) profitability as well, however the same is yet to be launched and submitted to the RERA.
7. We have reviewed the documents and information as provided by the management of 1000 Trees Housing Private Limited ("Company"), (U70100DL2010PTC210404) having registered office at 711/92, Deepali Nehru Place, South Delhi, New Delhi 110019 India and basis our review, we hereby confirm the followings:

Outstanding Debt obligation against Debentures – 1000 Trees as at 30th June 2024

(Amount in Crores)

S.No.	Particulars	Principal	Interest	Total
1	Optionally Convertible Debentures	123.00	16.64	139.64

Phase wise Proportionate allocation of the Debt (Basis the profitability ratio of the project):

Debt allocated to Ph-1 of the Project (As given under RERA)	52.85	7.15	60.00
Debt allocated to Phase-II (Commercial) of the Project	70.15	9.49	79.64
Total	123.00	16.64	139.64

Opinion

8. Based upon the above-mentioned facts, background and other details and our review of the same we do hereby certify that there would not be any interest overdue with respect to these Debentures – 1000 Trees as on 30th June 2024.

Restriction on Use

9. The certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose to ensure that the same is to be used only for the purpose of providing the same to the bank/FI's/ RERA / other Government Authorities. 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.

Management's Responsibility for the Statement:

10. The preparation of the Statement is the responsibility of the Management of M/s 1000 Trees Housing Private Ltd. (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.

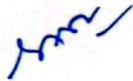


11. The Management is also responsible for ensuring that the Company complies with the requirements in respect of the statutory dues/ statutory compliance as applicable in reference to this statement of certificate.
12. The Management is also responsible to provide the books of accounts and related data without any manipulation or concealment for the purpose of verification.

Practitioner Responsibility:

13. Pursuant to the required documents, it is our responsibility to provide a reasonable assurance as to arithmetical accuracy and compilation of data from the books provided by the Management.
14. We conducted our examination of the Statement in accordance with the Guidance Note on Certificates or Certificates for Special Purpose 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.
15. 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.

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



CA Sanjeev Aggarwal
(Partner)

M.No.501114

Place: Gurugram

Date:01-07-2024

UDIN: 24501114 BK CIM N1987

