



**NON-DEFAULT CERTIFICATE FROM CHARTERED ACCOUNTANT**

1. This is to certify that **M/s Uttirna Infraprojects Private Limited** having CIN No. U70109HR2021PTC097704 and having its registered office at Ground Floor, C-13, Sushant Lok, Phase-1, Block-C, Gurugram, Haryana and incorporated on 15<sup>th</sup> September 2021 under Companies Act 2013.
2. That the project applied for registration namely “**Commercials in M3M City of Dreams I**” over an area admeasuring 1.115 acres out of 55.72396 acres licensed land falls under license no- 85 of 2023 dated 18.04.2023.
3. We hereby certify that Company has not defaulted in repayment of loans or any other statutory liabilities since the date of its incorporation till date.
4. We hereby certify that the Company has not defaulted in any statutory liability from the date of incorporation till the date.
5. We further certify that as per books of accounts, M/s Uttirna Infraprojects Private Limited has an encumbrance in favour of Indiabulls Commercial Credit Ltd & Indiabulls Housing Finance Ltd. amounting to Rs. 1300 Crores. The company has an encumbrance of Rs. 37.25 Crores in favour of M/s Indiabulls Commercial Credit Limited.
6. We certify that there is no loan/ mortgage/ lien on the land area admeasuring 1.115 acres falling in sector-37, Panipat except as mentioned at Serial No 5 under license no 85 of 2023 dated 18.04.2023.

The above statement is true and correct to the best of my/ our knowledge and nothing has been concealed.

For **Sudhir Kumar & Company**  
Chartered Accountants  
FRN No. 026296N

  
(CA Sudhir Kumar)

Proprietor  
M.No 501230

UDIN: **24501230BKICZR2836**



Place : Gurugram  
Date: 11.12.2024