

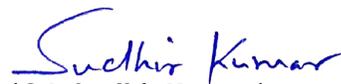


NON-DEFAULT CERTIFICATE FROM CHARTERED ACCOUNTANT

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 15th September 2021 under Companies Act 2013.
2. That the project applied for registration namely “**M3M Terraces I**” over an area admeasuring 3.775 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 had 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. The promoter has fully paid off the loans and the No Dues Certificates from the Lender has been obtained by the promoter.
6. We certify that there is no loan/ mortgage/ lien on the land area admeasuring 3.775 acres falling in sector-37, Panipat, Haryana.
7. The Information provided in REP-1 Part A to H Performa by the promoter is correct as per the Books and accounts/Balance Sheet of Financial Year 2023-24. This has been checked and verified from the books and account of the Company.

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: **25501230BMIINP3517**



Place : Gurugram
Date: 28.04.2025