To,

Base Buildwell Private Limited
Max House 1, Dr. Jha Marg,
Okhla Phase 3, Okhla Industrial Estate,
New Delhi - 110020

Sub: No Default Certificate

Dear Sir,

On the basis of relevant documents and records of M/s **Base Buildwell Private Limited** (hereinafter referred as "Company") having its registered office at **Max House 1, Dr. Jha Marg, Okhla Phase 3, Okhla Industrial Estate, New Delhi - 110020**, produced before us and confirmed by the management, we do hereby certify that the Company has not availed any secured/unsecured loan(s) from any bank(s)/ Financial Institution(s) as on August **31' 2026** towards proposed residential project- **"The Bungalows"** having land area **7.25625 acre**, ("Project") at Sector-59, Gurugram.

Further, certify that the said Company is regular for depositing undisputed statutory dues including Provident Fund, investor education protection fund, Employees State Insurance, Income Tax, GST with appropriate authorities and any dues payable to bank/ NBFC etc towards said Project, as on date.

Disclaimer(s):

a) Our certificate is based on the information / documents to the extent furnished to us. We have relied on the information / documents furnished to us by the Company / official of the Company.
b) In no circumstances, we shall be liable for any loss of damage, of whatsoever nature arising from the information / material required to our work being withheld or concealed from us or misrepresentation to us by the Company, directors, employees or agents or any other person.
c) Statutory dues liability having any kind of dispute are not considered above as same are pending with various appellate authorities including any Court etc.

This certificate is being issued at the request of the Company for the purpose of submission of details as required by the "Haryana Real Estate Regulatory Authority"

V. Kavitha
KAVITHA VADDI
Membership No. 440343
Partner
For and on behalf of
G.K KEDIA & CO.
Chartered Accountants
FRN – 013016N
GKK/DEL/CERT/2026-27/55
UDIN:26440343KEJKEX2201
New Delhi, dated the;
07th September, 2026

G. K. KEDIA & CO.
812, Naurang House
21, K G Marg, Connaught Place
New Delhi-110001, Ph.: 46259900
121,Pocket-1, Jasola New Delhi-110025
PH-011-41402828
CHARTERED ACCOUNTANTS