A P T and Co LLP
Chartered Accountants

CA INDIA

To,
The Designated Partner
M/s CCRK Developers LLP
(LLPIN - ABD-0471)
Village Dhunela, Sohna Road,
Sohna Gurgaon, Haryana, India, 122103

Subject: Certificate for Verification of Means and Finance for – Bonheur Hub

1. This Certificate has been issued in accordance with the terms of our engagement in relation to verification of sources of funds and utilization of fund for the period Ended on10^{h} November 2025.
2. The accompanying Statement of details regarding the sources and utilization of funds details (hereinafter referred to as the **"Annexure"**) for verification of the same as per subject mentioned above.

Management's Responsibility for the Statement

3. The preparation of the Statement is the responsibility of the Management **of M/s CCRK Developers LLP (hereinafter the "Firm")** 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.

4. The Management is also responsible for ensuring that the Firm complies with the requirements in respect of the statutory dues/ statutory compliance as applicable in reference to this statement of certificate.

5. The management is also responsible to provide the books of accounts and related bank statements without any manipulation or concealment for the purpose of verification.

Practitioner Responsibility:

6. 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 .

7. We conducted our examination of the Statement in accordance with the Guidance Note on Certificates or Certificates for Special Purposes 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.

APT and CO LLP
FRN 014621C/N500088
Chartered Accountants

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8. 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.

9. We have verified the supporting documents on a sample basis in respect of the verification of contents as per the annexure to ensure that value as mentioned in the certificate has been got verified.

Opinion

10. Based on our examination, as above, we are of the opinion that:

i) the amounts in the Annexure for the period mentioned above in the certificate have been accurately extracted from the audited financial statements of the firm
ii) the amounts in the annexure for the period have been computed in accordance with the generally accepted accounting principles.

Restriction on Use

11. The certificate is addressed to and provided to the Designated Partner of the firm solely for the purpose to ensure that the same is to be used only for the purpose of providing the same for the registration of the project. 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.

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

APT and CO LLP
CA
FRN
014621C/N500088
Chartered Accountants

CA Sanjeev Aggarwal
(Partner)
M.No.501114
Place: Gurugram
Date: 19th November ,2025
UDIN:25501114BMIRKT5133

Encl: Annexure

A P T and Co LLP
Chartered Accountants

CA INDIA

Annexure

Based on the records and information produced in respect of M/s CCRK Developers LLP (LLPIN - ABD-0471) having registered office at Village Dhunela, Sohna Road, Sohna, Gurgaon, Haryana, India, 122103. for developing 2.056 acres Commercial Plotted Development project at Village Dhunela, sector-35, Tehsil Sohna District Gurgaon, Haryana-122004.

Means and Finance as on 10.11.2025

S. No.	Particulars	Amount (in Lacs)
	Sources of Funds	
1	Promoter equity capital and inter corporate deposits, Receipt from Allottees of Apartments	332.54
2	Loan from Bank/ Financial Institution	
3	Any other source	-
	Total (A)	**332.54**
	Utilization of Funds	
1	Investment in Land	
2	Cost of Construction/Infrastructure*	332.54
3	EDC/IDC	
	Total (B)	**332.54**

*Cost of Construction includes conversion Charges, License Fees, Admin Cost and approval cost.

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

APT and CO LLP CA FRN 014621C/N500088 Chartered Accountants

CA Sanjeev Aggarwal
(Partner)
M. No: 501114
Date: 19th November, 2025
Place: Gurgaon
UDIN:25501114BMIRKT5133