Rajeev & Ajay
Chartered Accountants

B-3, 47/21-22, Aman Chambers
Main Pusa Road, Old Rajinder Nagar
New Delhi-110 060
Phone : 011-25725912, 011-25854828
011-25740110, 011-45042242
E-mail : rajeevajay_ca@yahoo.co.in

TO WHOMSOEVER IT MAY CONCERN

We are issuing this certificate based on the books of accounts and other relevant records/information provided by the management of M/s EMAAR India Ltd. (Formerly known as EMAAR MGF Land Ltd.) (Having PAN No. AABCE4308B & Registered Office situated at 306-308, square one, C-2, District Centre, Saket, New Delhi 110017). We hereby certify the following financial particulars as on 30-09-2026, in relation to their project **"Emaar Business Square"** measuring 1.548 acres at Sector – 65 Gurugram, Haryana.

Source of funds	**Amount (INR In Lacs)**
Equity/ Internal accrual	3,468.37
Sale Proceeds	29,799.55
Loans from Bank / Financial Instrument	-
Loans from others	-
Total (A)	**33,267.92**

Application Of Funds	**Amount (INR In Lacs)**
Land Cost	979.44
IDC	94.34
EDC	1,223.27
Conversion Charges & other Govt Fees	72.82
License Fees	541.44
Other Project Cost	557.06
Total (B)	**3,468.37**

Net Fund Available (A-B)	**29,799.55**

Note:

This certificate is being issued on the request of the management of Emaar India Limited (formerly known as Emaar MGF Land Limited) solely based on the books of accounts, POC sheets, budgets and other necessary documents required for the purpose of this certificate. The same have not been audited by us.

For Rajeev & Ajay
Chartered Accountants
Firm Reg. No. 009977N

Rajeev Sabharwal
Digitally signed by Rajeev Sabharwal
Date: 2026.11.03 12:50:15 +05'30'

Rajeev Sabharwal
Partner
Membership No. 084833

Place: New Delhi
Date: 3 November 2026

UDIN: 26084833TKPCKM7547