



<b>Report for quarter ending</b>	31 December 2025	
<b>Subject</b>	Certificate for withdrawal of money from separate RERA account the end of the quarter December 31, 2025	
<b>1.</b>	We have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter December 31, 2025.	
<b>Sr. No.</b>	<b>Particulars</b>	<b>Information</b>
1.	Project/phase of the project	Elevate Phase - I,
2.	Location	Village Behrampur, Sector-59, Gurugram
3.	Licensed area in acres	8.91875
4.	Area for registration in acres	5.95
5.	HARERA registration no.	19 of 2019
6.	Name of licensee	License no. 16 of 2008 :  1) BTVS Buildwell Pvt. Ltd. 2) Adson Software Pvt. Ltd. 3) Bulls Realtors Pvt. Ltd. 4) Commander Realtors Pvt. Ltd. 5) Fiverivers Developers Pvt. Ltd. 6) Fiverivers Townships Pvt. Ltd. 7) Ornamental Realtors Pvt. Ltd. 8) Aspirant Builders Pvt. Ltd.  License no. 28 of 2008 :  1) BTVS Buildwell Pvt. Ltd. 2) Golden View Builders Pvt. Ltd. 3) Hi Energy Realtors Pvt. Ltd. 4) Base Exports Pvt. Ltd. 5) Adson Software Pvt. Ltd. 6) Bulls Realtors Pvt. Ltd. 7) Commander Realtors Pvt. Ltd. 8) Fiverivers Developers Pvt. Ltd. 9) Ornamental Realtors Pvt. Ltd. 10) Aspirant Builders Pvt. Ltd.  License no. 44 of 2011 :  1) Commander Realtors Pvt. Ltd. 2) BTVS Buildwell Pvt. Ltd. 3) Golden View Builders Pvt. Ltd.



		4) Hi Energy Realtors Pvt. Ltd. 5) Base Exports Pvt. Ltd. 6) Adson Software Pvt. Ltd. 7) Bulls Realtors Pvt. Ltd. 8) Fiverivers Buildcon Pvt. Ltd.
7.	Name of collaborator	Heritage Max Realtech Pvt. Ltd.
8.	Name of developer	Heritage Max Realtech Pvt. Ltd.
9.	Estimated cost of real estate project	72,454.62 Lacs
<b>2.</b>	<b>Details related to inspection are as under</b>	
1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	31 December 2025
2.	Name of chartered accountant firm/ individual	Saurabh Jain, Chartered Accountant
<b>3.</b>	I certify withdrawal of money from separate RERA account at the end of the quarter for the aforesaid project as completed on the date of this certificate is as given in table A and table B below;	
<b>4.</b>	This certificate is being issued as per the requirement of compliance in accordance with the Real Estate (Regulation and Development) Act, 2016/ the Haryana Real Estate (Regulation and Development) Rules, 2017 by the company for the project/phase under reference and is based on the records and documents produced before me and explanations provided to me by the management of the company; it is based on the verification of books of accounts and other related documents till 31 December 2025.	
<b>5.</b>	Further to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges. All statutory approvals as applicable on promoter are also valid on date.	

Date	31 December 2025	Yours faithfully, 
Place	Gurugram	
For (name of CA/firm)	Saurabh Jain	
Partner/ proprietor Membership No.	415196	
UDIN	26415196LCNRQM7735	

Table A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid	(%) of total incurred
1.	Land cost	24,655.27	34.03%	24,655.27	34.03%
2.	External Development Charges				
3.	Infrastructure Development Charges				
4.	Internal Development Works	1,397.06	1.93%	1,155.00	1.59%
5.	Cost of construction	46,402.29	64.04%	46,460.30	64.12%
6.	Cost of construction of community facilities				
7.	Other costs				
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	72,454.62			
9.	Total cost incurred and paid of the real estate project (1+2+3+4+5+6+7) of incurred and paid (column-B) (taking into account the proportionate land cost, this in effect allows the promoter to withdraw the proportionate land cost component of construction)	72,270.57			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	Refer Project Architect's Certificate			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	99.75%			
12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid i.e. Total authorised withdrawal up till now	72,270.57			



13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	65,488.92
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	6,781.65
<b>Note:</b> - Land cost incurred is based on proportion of construction cost incurred against total construction cost or actual land cost incurred, whichever is less.		

<b>Table - B</b>		
<b>Details of SEPARATE RERA bank account:</b>		
1.	Bank Name	HDFC Bank Limited
2.	Branch Name	Tower A, Global Business Park, M.G. Road, Gurugram
3.	Account No.	50200028383815
4.	IFSC code	HDFC0001203
5.	Opening balance at the end of previous quarter (as on 01 October 2025)	405.67 Lacs
6.	Deposits during the quarter under report	239.23 Lacs
7.	Withdrawals during the quarter under report	593.38 Lacs
8.	Closing balance at the end of the quarter (as on 31 December 2025)	51.52 Lacs

