

4.	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 date <u>31.12.2025</u> .
5.	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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 12 th JANUARY 2026	Yours faithfully,  MK MOHAPATRA & CO. DELHI CA JATIN BANSAL Chartered Accountants
Place	: New Delhi	
For (name of CA firm)	: MK MOHAPATRA & CO.	
Partner/ proprietor Membership No.	: 562306	
UDIN	: 26562306CNOCCP9121	

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	3642.22	20.34%	3,642.17	20.93%
2.	External Development Charges	796.89	4.45%	592.79	3.41%
3.	Infrastructure Development Charges	-	-	-	-
4.	Internal Development Works	679.26	3.79%	-	-
5.	Cost of construction	8,884.81	49.61%	9,957.29	57.22%
6.	Cost of construction of community facilities	393.26	2.20%	-	-
7.	Other costs	3,511.76	19.61%	3,208.29	18.44%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost(column-A)				17908.20
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)				17,400.54
10.	Percentage of completion of construction work (as per project architect/engineer's certificate by the end of month/quarter)				100%
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.				97.17%
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	Amount which can be withdrawn from the separate RERA bank account.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 authorized withdrawal up till now				17,400.54



13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	14,448.59
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	2,951.95
Note: - Proportionate land cost shall be based on the total land cost in proportion of construction cost incurred against total construction cost or actual paid land cost, whichever is lesser.		

(Figures in Lacs)

Table – B		
Details of SEPARATE RERA bank account:		
1.	Bank Name	Indusind Bank
2.	Branch Name	Barakhamba Branch, New Delhi
3.	Account No.	252500898902
4.	IFSC code	INDB0000005
5.	Opening balance at the end of previous quarter (as on <u>01.10.2025</u>)	0.00
6.	Deposits during the quarter under report	0.00
7.	Withdrawals during the quarter under report	0.00
8.	Closing balance at the end of the quarter (as on <u>31.12.2025</u>)	0.00

For MK MOHAPATRA & CO.
Chartered Accountant



CA JATIN BANSAL
(Partner)
M.No. - 562306
UDIN: 26562306CNOCCP9121

Place: New Delhi
Date: 12th JANUARY 2026