S. L. GUPTA & ASSOCIATES
Chartered Accountants
117-F, Pocket-IV, Phase-I, Mayur Vihar, Delhi-91
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Annexure -C

Chartered Accountants Certificate			
Report for quarter ending			**31st December - 2025**
Subject			Certificate for withdrawal of money from separate RERA accountant the end of the quarter
1.	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter on 31st Dec. 2025.		
	Sr. No.	**Particulars**	**Information**
	1.	Project/phase of the project	SRIFLEX CITY
	2.	Location	SECTOR-4, SOHNA, GURUGRM, HARYANA
	3.	Licensed area in acres	License no 133 of 2023 having total area of 8.76875 Acres out of which phasing is approved and present project "Sriflex City" is under development on 5.975 Acres
	5.	HARERA registration no.	HARERA 41 of 2024 dated 15-04-2024
	6.	Name of licensee	SUSHIL BHARDWAJ AND DAYARAM BHARDWAJ, PRO ADVISOR DEVELOPERS PRIVATE LIMITED, RAO TOURIST SERVICES PRIVATE LIMITED, VINOD KUMAR SOLANKI, SOHNA BEST PROJECTS LLP, OTHERS IN COLLABORATION WITH SRIFLEX PROJECTS PRIVATE LIMITED
	7.	Name of collaborator	SUSHIL BHARDWAJ AND DAYARAM BHARDWAJ, PRO ADVISOR DEVELOPERS PRIVATE LIMITED, RAO TOURIST SERVICES PRIVATE LIMITED, VINOD KUMAR SOLANKI, SOHNA BEST PROJECTS LLP, OTHERS
	8.	Name of developer	SRIFLEX PROJECTS PRIVATE LIMITED
	9.	Estimated cost of real estate project	Rs. 32379.83 Lakhs
2.	**Details related to inspection are as under**		
	1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	15-01-2026
	2.	Name of chartered accountant firm/ individual	S L Gupta & Associates
3.	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;		

S. L. Gupta & Associates ★ Chartered Accountants ★ DELHI

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 31st Dec. 2025.
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.

For S. L. Gupta & Associates
(Chartered Accountant)
FRN -018070N

(S. L. Gupta)
Partner
M NO. 099754
Place: Delhi
Date – 15-01-2026
UDIN: 26099754IITBST1789

Disclaimer:- *The figures mentioned in this certificate are derived from accounting records based on best judgment basis. We have verified the above on the basis of books of accounts, records and other papers produced before us for verification. This certificate is based on the information given to us by the company and the representations made to us by the representatives of the company and is accordingly, given for the specific purpose. Our certification is based on the completeness and accuracy of the above stated facts and assumptions: which if not entirely complete or accurate, should be communicated to us immediately, as the inaccuracy or incompleteness could have a material impact on our certification.*

Table – A

Project cost details (in lacs)					
Sr. No.	**Particulars**	**Estimated (column - A)**		**Incurred (column - A)**	
		Amount(Rs. in lacs)	**(%) of totals projec tcost**	**Incurred & paid**	**(%) of total incurring**
1	Land cost	11,838.46	36.56	5,657.50	55.69
2	External Development Charges/Govt. Dues	622.64	1.92	582.65	5.74
3	Infrastructure Development Charges	-	-	-	-
4	Internal Development Works	3,877.62	11.98	24.37	0.24
5	Cost of construction	12,788.20	39.49	2,518.88	24.80
6	Cost of construction of community facilities	-	-	-	-
7	Common Expenditure & Misc. Cost	3,252.91	10.05	1,375.08	13.54
8	Total estimated cost of the real estate project (1+2+3+4+5+6+7+8) ofestimated cost (column-A)	32,379.83			
9.	Total cost incurred and paid of the real estate project (1+2+3+4+5+6+7+8) 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)	10,158.48			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	-			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	31.37%			

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12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	10,158.48
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	9,305.82
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	852.66
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		

Table- B

Details of RERA Bank Account:

This is 70% RERA Account Linked to 100% Master Collection Account of the Project:

Bank Name	ICICI BANK
Branch Name	Suncity, Sector-54, Gurugram-122002
Account No.	777705005812
IFSC Code	ICIC0000399
Opening Balance (as on 01.10.2025)	26,85,878.15
Deposits during the period	61,011,575.50
Withdrawals during the period	62,694,230.00
Closing Balance (as on 31.12.2025)	1,003,223.65

Details of Master Collection Account of the Project (100%):

Bank Name	ICICI BANK
Branch Name	Suncity, Sector-54, Gurugram-122002
Account No.	777705005811
IFSC Code	ICIC0000399
Opening Balance (as on 01.10.2025)	0.00
Deposits during the period	86,445,107.86
Withdrawals during the period	86,445,107.86
Closing Balance (as on 31.12.2025)	0.00

Note: Amount deposited in this account, auto transfer to 70% & 30% account through SI on daily basis.

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ADDITIONAL INFORMATION

Sr. No.	Particulars	Details (In INR Lakh)
1.	Estimated balance cost to be incurred for completionof the real estate project	22,221.35 Lakhs

Note: - *It Includes cost of land and other expenditure related to the project.

1) This certificate is being issued as per the requirement of compliance in accordance with RERA Acts/rules 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 31.12.2025.

2) Further to above, based upon our examination of books of the accounts and related documents, it is confirmed that no amount withdrawal except for payment towards construction/development, land cost and statutory dues. All statutory approvals as applicable on promoter are also valid till date

This certificate is being issued at the request of the company & information (document) provided before us.

For S. L. Gupta & Associates
(Chartered Accountant)
FRN -018070N

S. L. Gupta & Associates ★ Chartered Accountants ★ CA DELHI

(S. L. Gupta)
Partner
M NO. 099754
Place: Delhi
Date – 15-01-2026
UDIN: 26099754IITBST1789