

Chartered Accountant's Certificate		
Report for quarter ending	31 st December 2025	
Subject	Certificate for withdrawal of money from separate RERA Account at the end of the quarter.	
1	We have undertaken assignment as Chartered Accountant for certifying withdrawal of money from Separate RERA account at the end of the quarter ending 31 st December 2025.	
	S. No.	Particulars
	1.	Project/phase of the project
	2.	Location
	3.	Licensed area in acres
	4.	Area for registration in acres
	5.	HARERA registration
	6.	Name of licensee
	7.	Name of collaborator
	8.	Name of developer
	9.	Estimated cost of real estate project
		Tatva Estates Sector 99A, Gurugram 5 Acres 5 Acres 43 of 2023, dated 02.03.2023 Alton Buildtech India Pvt Ltd Alton Buildtech India Pvt Ltd Alton Buildtech India Pvt Ltd INR 7,914.29/- Lacs
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
	2.	Name of chartered accountant firm/ individual
		12/01/2026 M/s Tarun Mittal & Co
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;	
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 31 st December 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and Statutory dues/ charges.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.	

Date	: 12/01/2026	<p>Yours faithfully,</p>  <p>UDIN: 26544876PVVOFU7851</p>
Place	: GURUGRAM	
For (name of CA firm)	: TARUN MITTAL & CO	
Proprietor Membership No.	: 544876	

Table - A

S. No.	Particulars	Estimated Column - A		Column - B	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid	(%) of total incurred
1.	Land cost	4380.99	55.36%	4380.99	50.79%
2.	External Development Charges	596.88	7.54%	653.20	7.57%
3.	Infrastructure Development charges	111.29	1.41%	120.55	1.40%
4.	Internal Development Works	1234.14	15.59%	1382.26	16.03%
5.	Cost of construction	-	0%	-	0%
6.	Cost of construction of community facilities	-	0%	-	0%
7.	Other costs	1590.99	20.10%	2088.02	24.21%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	INR 7,914.29/- Lacs			
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)	INR 8,625.02/- Lacs			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	As per Architect's Certificate- Various components of project are at different percentage of completion			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	108.98% (Sr. no 9/ Sr. no 8)			
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	INR 8,625.02/- Lacs (Sr. no 8* Sr. no 11)			
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	INR 8152.20 Lacs			
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	INR 472.82 Lacs			
Note: - Proportionate land cost for the quarter shall be worked out by dividing the total land cost by total Number of quarters in which project is proposed to be completed.					

Table - B		
Details of SEPARATE RERA bank account:		
1.	Bank Name	HDFC BANK LTD
2.	Branch Name	JMD Megapolis, Sohna Road, Gurugram, Haryana- 122018
3.	Account No.	99900000902902
4.	IFSC code	HDFC0003648
5.	Opening balance at the end of previous quarter (as on 01 st October 2025)	INR 5,21,98,692.30/-
6.	Deposits during the quarter under report	INR 23,07,410.15/-
7.	Withdrawals during the quarter under report	INR 5,45,00,000/-
8.	Closing balance at the end of the quarter (as on 31 st December 2025)	INR 6,102.45/-

CERTIFICATION BASED ON DOCUMENTS/DETAILS AND INFORMATION PROVIDED BY THE MANAGEMENT OF THE COMPANY.

DATE:12/01/2026

UDIN:- 26544876PvvoFUT857

