

To,
M/s BPTP Limited,
OT-14, 3rd Floor, Next Door,
Parklands, Sector-76, Faridabad,
Haryana- 121004

Independent Practitioner's certificate as required by the management to confirm the project under RERA Reg. No. 297 of 2017 dated 16.10.2017.

- 1) M/s. **BPTP Limited** (CIN no: - U45201HR2003PLC082732) is a Company registered in Haryana, Faridabad, having PAN **AACCB2442A** and **GSTIN 06AACCB2442A1ZH** and is having its principal place of business at **Faridabad** in the State of **Haryana**.

Management's responsibility for the Statement:

- 2) The responsibility of the Management of M/s **BPTP Limited** including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and refund application and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances. The management is also responsible for ensuring that the notices are up to date.

Practitioner's responsibility

- 3) It is our responsibility to report on the Statement, based on our examination of the records/previous reports in respect of amount incurred with reference to the **Discovery Park** for Construction of 10.74 Acres (Tower No. A, B, F, G, H, J, K, L, M & EWS) in Group Housing Colony situated at Sector-80, Faridabad, which have been subjected to report pursuant to the requirements of the management.
- 4) We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India. We have complied with the applicable requirements of the Standard on Quality Control (SQ) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Opinion

- 5) We have examined the books of accounts and other relevant documents provided to us by the management and respective ledgers/Sheets.

Based on our examination of records and the information and explanation given to us, in our opinion, amount incurred on Discovery Park for Construction of 10.74 Acres (Tower No. A, B, F, G, H, J, K, L, M & EWS) in Group Housing Colony situated at Sector-80, Faridabad, being developed by **BPTP Limited**, **Information as on 31st December 2025**.

(Rs in Lakh)

Sr. No.	Particular	Amount up to 31.12.2025	Amount For the period Oct-25 to Dec-25
1.	Total Collection from Customers	42,188.97	846.39
2.	70% of the Amount Collected from Customers	29,532.28	592.47
3.	Cost incurred		
	- Land Cost	1,958.16	---
	- Cost of construction	32,399.07	125.06
	- Govt. Dues / Taxes etc.	3,220.38	39.50
	Total Cost Incurred	37,577.61	164.56
4.	Amount that can withdraw from RERA Account	37,577.61	



RERA Account Number for the above said project is 09871131002383 with Punjab National Bank (erstwhile Oriental Bank of Commerce) at Udyog Vihar-V, Gurugram as given to RERA Authorities.

Restriction to Use

- 6) This report has been issued at the request of the management of the Company, for submission to "Punjab National Bank (erstwhile Oriental Bank of Commerce) at Udyog Vihar-V, Gurugram and to RERA Authorities" and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.
- 7) This certificate is issued based on information, explanation and documents produced by the management of the Company before us for verification. Our responsibility is limited to certifying the particulars provided in the certificate based on accounts and other relevant records and electronic records maintained by the Company.

For and on behalf of
MRKS AND ASSOCIATES
Chartered Accountants
(ICAI Registration No.023711N)



Saurabh kuchhal
Partner
Membership No. 512362
UDIN No: 26512362SXDYVY3548
Date: 14-January-2026
Place: Gurugram