UDIN: 26501230OXESPI9902

Annexure C				
Chartered Accountants Certificate:				
Report for Quarter Ending:			**Up to 30.09.2026**	
Subject:		Certificate for withdrawal of money from separate RERA account 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 up to 30th September 2026.			
	Sr. No.	**Particulars**	**Information**	
	1.	Project/phase of the project	**M3M ANTALYA HILLS PHASE II**	
	2.	Location	**SECTOR 79, GURUGRAM, HARYANA**	
	3.	Licensed area in acres	24.74375 Acres	
	4.	Area for registration in acres	10.0670 Acres	
	5.	HARERA registration no.	GGM/661/393/2023/05 DATED 12.01.2023 GGM/662/394/2023/06 DATED 12.01.2023 GGM/832/564/2024/59 DATED 03.06.2024 GGM/833/565/2024/60 DATED 03.06.2024	
	6.	Name of licensee	Sh. Ajay Pal, Sh. Deepak Yadav, M/s Loon Land Development Ltd. And Others	
	7.	Name of collaborator	LOON LAND DEVELOPMENT LIMITED	
	8.	Name of developer	LOON LAND DEVELOPMENT LIMITED	
	9.	Estimated cost of real estate project (In Lacs)	**119413.53**	
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	**:**	**30.09.2026**
	2.	Name of chartered accountant Firm/	**: Sudhir Kumar & Company**	

		Individual	
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 30th September 2026.		
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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 **Sudhir Kumar & Company**
Chartered Accountants
FRN No. 026296N

Sudhir Kumar

(**CA Sudhir Kumar**)
Proprietor
M.No 501230

Sudhir Kumar & Company GHAZIABAD Chartered Accountants

Place : Gurugram
Date: 08.10.2026

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**	22,995.63	19.26%	21,366.41	21.78%
2.	**External Development Charges**	2912.31	2.44%	2694.72	2.75%
3.	**Infrastructure Development Charges**	1350.64	1.13%	862.27	0.88%
4.	**Internal Development Works**	7703.42	6.45%	61538.00	62.72%
5.	**Cost of Construction**	58526.93	49.01%		
6.	**Cost of Construction of Community Facilities**	-	0.00%	-	0.00%
7.	**Other costs**	25924.61	21.71%	11653.38	11.88%
8.	**Total estimated cost of the real estate project** (1+2+3+4+5+6+7) of estimated cost (column-A)				**119,413.53**
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				98,114.77

	proportionate land cost component of construction)	
10.	**Percentage of completion of construction work** (as per project architect's certificate by the end of quarter)	**95.59%**
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	82.16%
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	98,114.77
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	76,925.88
14.	Net amount which can be withdrawn from the separate RERA Bank Account under this certificate	21,188.89
Note: -Proportionate land cost are based on the total land cost in proportion of construction cost incurred against total construction cost or actual paid land cost, whichever is lesser.		

For **Sudhir Kumar & Company**
Chartered Accountants
FRN No. 026296N

(**CA Sudhir Kumar**)
Proprietor
M.No 501230

Place : Gurugram
Date: 08.10.2026

Rs. in Lacs

Table – B		
Details of RERA, Project Exp account:		
1.	Bank Name	ICICI Bank Ltd.
2.	Branch Name	Sec-65, Tee Point, Golf Course Road, Gurugram, Haryana 122002
3.	Account No.	777705680666
4.	IFSC code	ICICI0007242
5.	Opening Balance at the end of Previous Quarter as on 30-06-2026.	13.96
6.	Deposits during the quarter under report	5007.73
7.	Withdrawals during the quarter under report	4840.00
8.	Closing balance into Rera A/c at the end of the quarter as at 30-09-2026.	181.69

For **Sudhir Kumar & Company**
Chartered Accountants
FRN No. 026296N

(**CA Sudhir Kumar**)
Proprietor
M.No 501230

Place : Gurugram
Date: 08.10.2026