Rajeev & Ajay
Chartered Accountants

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CHARTERED ACCOUNTANTS CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

REPORT FOR QUARTER ENDING **30-Sep-26**

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.		
	Sr .no	**Particular**	**Information**
	1	Project/Phase of the project	Urban Oasis Phase - IV
	2	Location	Sector- 62 and 65 Gurgaon- 122002
	3	Area in acres	1.62 acres
	4	HARERA Registration No. & area registered	115 of 2024 for 1.62 acres
	5	Name of Licensee	Active Promoters Pvt Ltd. and Others
	6	Name of Collaborator	M/s. Emaar India Limited
	7	Name of Developer	M/s. Emaar India Limited
	8	Cost of real estate project (Rs Lacs)-RERA Registered Area	Rs. 26574 Lacs
2	**Details related to inspection are as under**		
	2.1	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	12-Oct-26
	2.2	Name of chartered accountant firm	**Rajeev & Ajay**
3	We 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 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 us and explanations provided to us by the management of the company; it is based on the verification of books of accounts and other related documents till (date 30 Sep 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges & repayment to corporate. All statutory approvals as applicable on promoter are also valid on date.		

For Rajeev & Ajay
Chartered Accountants
Firm Reg. No.: 009977N

RAJEEV & AJAY NEW DELHI CHARTERED ACCOUNTANTS

Rajeev Sabharwal
Partner
Membership No.:084833

Place: New Delhi
Date: 12 October 2026
UDIN: 26084833SRYQWL4073

Table – A

Project cost details (in Rs. lacs)					
Sr.No	Particulars	Estimated (column - A)		Actual (column - B)	
		Amount	(%) of total project cost	Amount (Incurred & paid)	(%) of total incurred
1	Land cost @	788	2.97%	238	2.51%
2	External Development Charges	900	3.39%	847	8.93%
3	Infrastructure Development Charges	136	0.51%	95	1.00%
4	Internal Development Works	-	-	-	-
5	Cost of construction #	22,269	83.80%	6,712	70.82%
6	Cost of construction of community facilities	-	-	-	-
7	Other costs	2,481	9.33%	1,587	16.74%
8	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A) Revised wef quarter ended 31 March 2026				26,574
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)**				9,478
10	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)*				28.98%
11	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.				35.67%
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**				9,478
13	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement ^				8,085
14	Net amount which can be withdrawn from the separate RERA bank account under this certificate				1,393

The above figures are for area registered under RERA.

* ***The % has been provided by the management, based on the architect certificate.***

** ***Actual project expense incurred is amount spent from inception of the project as per books.***

\# ***The same has been verified from engineer's certificate.***

^ ***Post RERA period, as provided by the management.***

@ ***Actual land cost is calculated on proportionate basis. (Total estimated land cost in proportion of actual construction cost incurred against total estimated construction cost or actual paid land cost, whichever is lesser)***

RAJEEV & AJAY NEW DELHI CHARTERED ACCOUNTANTS

Table B

Details of Separate RERA Bank Account:

Bank Name	HSBC BANK
Branch Name	Gurgaon Mehrauli Road
Account No.	057-122129-002
IFSC Code	HSBC0110005
Opening Balance (as on 01-July-2026) (Rs. In Lakh) as per books	682.33
Deposits during the period (Rs. In Lakh) as per books %	274.32
Withdrawals during the period (Rs. In Lakh)* as per books	690.00
Closing Balance (as on 30-Sep-2026) (Rs. In Lakh) as per books	266.65

% Customer collections only

*Includes net funds transferred from/to corporate account.

The above figures are as per books of accounts.

