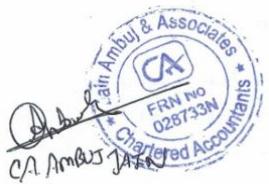
JAIN AMBUJ & ASSOCIATES
(CHARTERED ACCOUNTANTS)

Chartered Accountants Certificate			
Report for ending			**Sep'26(Q2)**
Subject			Certificate for withdrawal of money from separate RERA account at the end of the quarter 30th Sep'26
1	we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter 30th Sep'26		
	Sr. No.	**Particulars**	**Information**
	1	Project/phase of the project	Birla Arika
	2	Location	Sector 31 & 32A Gurgoan
	3	Licensed area in acres	13.275 acres
	4	Area for registration in acres (Licensed)	11.745 Acres
	5	HARERA registration no.	HARERA Registration No.RC/REP/HARERA/GGM/914/646/2025/17
	6	Name of licensee	M/s Birla Estates Private Limited
	7	Name of collaborator	NA
	8	Name of developer	M/s Birla Estates Private Limited
	9	Estimated cost of real estate project (Rs. in Lacs)	Rs. 260,325.35 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	14-10-2026
	2	Name of chartered accountant firm/ individual	Jain Ambuj & 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;		
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 (30-09-26)		
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges and other eligible expenses for the Project.		

Yours faithfully,

Date: 14/10/2026
Place: Gurugram
For Jain Ambuj & Associates



CA Ambuj Jain
Partner
Membership no. 529185

sd/- & stamp
JAIN AMBUJ & ASSOCIATES
UDIN-:26529185TQCXUF3262

Address: 178, Sector -43, GURGAON-122002, HARYANA
Contact : 9540572884
Email id : ca.ambuj14@gmail.com

JAIN AMBUJ & ASSOCIATES
(CHARTERED ACCOUNTANTS)

Table – A					
Project cost details (in lacs)					
Sr. No.	**Particulars**	**Estimated (column - A)**		**Actual (column - B)**	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & Paid (Rs. in Lacs)	(%) of total incurred
1	**Land cost**	141,126.25	54%	29,542.11	57%
2	**External Development Charges**	3,808.63	1%	3,018.76	6%
3	**Infrastructur Development Charges**	394.14	0%	-	0%
4	**Internal Development Works**	-	0%	-	0%
5	**Cost of construction**	93,043.26	36%	19,476.85	37%
6	**Cost of construction of community facilities**	-	0%	-	0%
7	**Other costs**	21,953.07	0%	-	0%
8	**Total estimated cost of the real estate project** (1+2+3+4+5+6+7) of estimated cost (column-A)				260,325.35
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)				52,037.72
10	**Percentage of completion of construction work** (as per project architect's certificate by the end of month/quarter)				27.8%
11	**Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.**				19.99%
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**				56,373.99
13	**Less amount withdrawn till date of this certificate as per the books of accounts and bank statement**				55,230.31
14	**Net amount which can be withdrawn from the separate RERA bank account under this certificate**				1,143.68
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 SEPARATE RERA bank account:*		
1.	Bank name	ICICI Bank
2.	Branch name	OFFICE NUMBER 11, TIMES TOWER, M G ROAD, GURGAON - 122001,GURGAON|,HARYANA,INDIA
3.	Account no.	777705950101
4.	IFSC code	ICIC0001143
5.	Opening balance at the end of previous Quarter (as on 01.07.2026)(INR)	22,232,005
6.	Deposits during the quarter under report (INR)	2,782,026,813
7.	Withdrawals during the quarter under report (INR)(Inclusive of FD creation)	2,744,110,958
8.	Closing balance at the end of the Month (as on 30.09.2026)	60,147,861



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