Annexure - C

Chartered Accountants Certificate			
Report for quarter ending			30th September 2026
Subject			Certificate for withdrawal of money from separate RERA accountant 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 (30th September 2026)**		
	Sr. No.	**Particulars**	**Information**
	1.	Project/phase of the project	Sobha City, Phase-6
	2.	Location	Sector-108, Babupur Village, Gurugram,
	3.	Licensed area in acres	39.375 acres
	4.	Area for registration in acres	16.3995 acres
	5.	HARERA registration no.	95 of 2022
	6.	Name of licensee	M/s Chintels India Limited M/s Vidu Properties Private Limited M/s Chintels Credit Corporation Limited M/s Madhyanchal Leasing Limited Mr. Prashant Solomon Mr. Rohan Solomon Mr. Ramesh Solomon Mrs. Chanderlekha Solomon and M/s Sobha Limited (as Developer)
	7.	Name of collaborator	NA
	8.	Name of developer	M/s Sobha Limited

	9.	Estimated cost of real estate project	960 Crore
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	30th September 2026
	2.	Name of chartered accountant firm/ individual	Balaji & Sivasankar
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 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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.		

Yours Faithfully,
DURAISWAMY BALAJI
Digitally signed by DURAISWAMY BALAJI
Date: 2026.10.07 16:38:43 +05'30'

Name: D. BALAJI
Membership Number: 217390
Address: 11,9th Cross, 3G cross, RamiahLayout, Kacharakanahalli, Bangalore560084
Contact Details: 9980700177
Email id:cadb2005@gmail.com
Website Link: NA

Date: 07/10/2026
Place: Bangalore
UDIN: 26217390GDDUVE1342

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**	**Total**
1.	Land cost	44,496	46.35	44,496.00	44,496.00
2.	External Development Charges	1,713	1.78	1,713.00	1,713.00
3.	Infrastructure Development Charges	416	0.43	416.00	416.00
4.	Internal Development Works	719	0.75	420.00	420.00
5.	Cost of construction	42,657	44.44	30,176.27	30,176.27
6.	Cost of construction of Community Facility	NIL	NIL	NIL	NIL
7.	Other costs	5,989	6.24	5,989.00	5,989.00
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	95,990.01 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)	83,210.27 Lacs			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	70.74 %			

11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	86.69 %
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	83,210.27 Lacs
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	81,441.43 Lacs
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	1,768.84 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	Axis Bank
2.	Branch Name	MG Road, Bengaluru
3.	Account No.	922020026049437
4.	IFSC code	UTIB0000009
5.	Opening balance (including FD) as on 01st July 2026	1,74,60,27,197.99
6.	Deposits during the quarter under report	49,27,35,513.56
7.	Withdrawals during the quarter under report	32,69,00,000.00
8.	Closing balance (including FD) as on30th September 2026	1,91,18,62,711.55