GNGP & ASSOCIATES
Chartered Accountants

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Annexure C		
Chartered Accountants Certificate		
Report for Period : 01-07-2026 to 30.09.2026		07.10.2026
Data as on 30th September 2026		for the purpose of RERA registration
Subject		Certificate for withdrawal of money from separate RERA account the end of the 30th Sept 2026
1	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the period / As on 30th Sept 2026.	
	Sr.	**Particulars**	**Information**
	1	Project/phase of the project	The Analia
	2	Location	Sector 37D, Gurgaon
	3	Licensed area in acres	13.156 acres
	4	Area for registration in acres	5.43 acres
	5	HARERA registration no.	RC/REP/HARERA/GGM/735/467/2023/79 , Dated 24.07.2023
	6	Name of licensee	M/s Ramprastha Realtor Private Limited M/s Ramprastha Buildtech Private Limted M/s Ramprastha Township Private Limited M/s Ramprastha Promoters Private Limited M/s A.S. Realcon Private Limited M/s S.A. Infratech Private Limited (merged into M/s Ramprastha Promoters and Developers Private Limited) M/s B.S.Y. Developers Private Limited
	7	Name of collaborator	M/s Ramprastha Realtor Private Limited M/s Ramprastha Buildtech Private Limted M/s Ramprastha Township Private Limited M/s Ramprastha Promoters Private Limited M/s A.S. Realcon Private Limited M/s S.A. Infratech Private Limited (merged into M/s Ramprastha Promoters and Developers Private Limited) M/s B.S.Y. Developers Private Limited
	8	Name of developer	M/s Navraj Infratech Private Limited

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	9	Estimated cost of real estate project	Rs. 180.60 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	7th October 2026
	2	Name of chartered accountant firm/ individual	G N G P & Associates
3	I certify withdrawal of money from separate RERA account at the end of the period as on 30th September 2026 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.		

Note:-

1. The budgeted cost of the project has been estimated by the management.
2. EDC/ IDC/ IDW of Residential project has been included in calculating the total estimated cost of the project.
3. This Certificate is updated certificate as required for the compliance of RERA.

For G N G P & Associates
Chartered Accountants
FRN: 027349C

PRATYAKSH GARG
Digitally signed by PRATYAKSH GARG
Date: 2026.10.14 16:49:10 +05'30'

Pratyaksh Garg
M.No. 441571
Place: Ghaziabad
UDIN: 26441571TUVLRX1836
Date: 07.10.2026

Table – A

Project cost details (in crores)					
S No.	**Particulars**	**Estimated (column - A)**		**(column - B)**	
		Amount (Rs. In crores)	**(%) of total project cost**	**Incurred & paid**	**(%) of total incurred**
1	Land cost or Development Rights cost	-	0.00%	-	0.00%
2	External/ Internal Development Charges*	-	0.00%	-	0.00%
3	Infrastructure Development Charges	-	0.00%	-	0.00%
4	Cost of Construction	157.70	87.32%	143.61	79.52%
5	Cost of Construction of Community Facilities	-	0.00%	-	0.00%
6	Other Cost*	22.90	12.68%	28.41	15.73%
7	Total estimated cost of the real estate project (1+2+3+4+5+6) of estimated cost (column-A)				180.60
8	Total cost incurred and paid of the real estate project (1+2+3+4+5+6) 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)				172.02
9	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)				94.20%
10	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.				95.25%
11	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid				**172.02**
12	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement				**169.28**
13	Net amount which can be withdrawn from the separate RERA bank account under this certificate				**2.74**

Note.— Proportionate land cost /development rights cost shall be based on the total land cost/development rights cost in proportion of construction cost incurred against total construction cost or actual paid land cost, whichever is lesser

1. Cost Incurred and paid includes the expenses made upto 30th September 2026
2. Other costs includes the taxes paid under GST.
3. Development Rights cost has not been included while calculating the total estimated cost of the project as it is a refundable security.
4. Expenses Incurred and paid is subject to change due to ongoing reconciliation of data of expenses incurred during the intitial project stage.
5.The project has been in progress since April 2022. Registration under the Real Estate Regulatory Authority (RERA) was completed on July 24, 2023. All payments associated with the incurred expenses have been routed through Inter-Deposits Loans. These payments have been appropriately accounted for and included in the calculations for the total project cost that has been both incurred and paid.

Table – B		
Details of RERA bank account:		
1	Bank name	Kotak Mahindra Bank
2	Branch name	SAPPHIRE 83 SECTOR 83 VILLAGE SIHI GURUGRAM GURGAON HARYANA 122004
3	Account no.	2249412958
4	IFSC code	KKBK0004276
5	Opening balance at the end of previous quarter (as on 01.07.2026)	1.77
6	Deposits during the quarter under report	10.49
7	Withdrawals during the quarter under report	11.55
8	Closing balance at the end of the period (as on 30.09.2026)	0.71