B R Nagda & Co
Proprietor – CA Bhavesh Ramesh Nagda

Firm Registration No.: 144279W
Membership No.: 127270
PAN: ACOPN0171D
GST No.: 27ACOPN0171D1ZQ

Annexure – C

To whom so ever it may concern

Report for Quarter ending	**30th September 2026**

Subject: Certificate for withdrawal of money from separate RERA account at the end of the Quarter:

1. I 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	**LUSHLANDS**
2	Location	Sector 2, Gwal Pahari, Gurugram
3	Licensed area in acres	12.356 Acres
4	Areas in Acres	8.3491 Acres
5	HARERA Registration No.	RC/REP/HARERA/GGM/837/569/2024/64
6	Name of Licensee	**M/S. KRRISH REALTY NIRMAN PRIVATE LIMITED (NOW KNOWN AS ADANI INFRASTRUCTURE AND DEVELOPERS PRIVATE LIMITED)** **M/S. GLOBAL CREDIT CAPITAL LIMITED** **M/S. IST GREEN POWER PRIVATE LIMITED**
7	Name of Collaborator	**M/S. KRRISH REALTY NIRMAN PRIVATE LIMITED (NOW KNOWN AS ADANI INFRASTRUCTURE AND DEVELOPERS PRIVATE LIMITED)**
8	Name of Developer	**M/S. ADANI INFRASTRUCTURE AND DEVELOPERS PRIVATE LIMITED**
9	Cost of real estate project (estimated)	Rs. 90,607.68 Lakhs

2. Detail related to inspection are as under

1	Date of certifying withdrawal of money from separate RERA account at the end of the quarter (withdrawal till 30th September 2026)	13th October 2026
2	Name of chartered accountant individual	Bhavesh Nagda

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 B, read together with notes.
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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.

Yours Faithfully
For **B R Nagda & Co**
Chartered Accountants

Bhavesh R Nagda

(Bhavesh Nagda)
Proprietor
Membership No.: 127270
UDIN Number: 26127270SRLWXQ6154

Table – A

Project cost details (Rs in lakhs)					
Sr. No.	**Particulars**	**Estimated (column - A)**		**Incurred and Paid (column - B)**	
		Amount (Rs. in lakhs)	(%) of total project cost	Incurred & paid (Rs. in lakhs)	(%) of total incurred
1.	**Land cost**	4,659.68	5.14%	2,397.50	4.98%
2.	**External Development Charges**	2,632.88	2.91%	2,632.88	5.46%
3.	**Infrastructure Development Charges**	-	0.00%	-	0.00%
4.	**Internal Development Works**	2,524.73	2.79%	251.69	0.52%
5.	**Cost of construction**	60,873.28	67.18%	32,000.55	66.42%
6.	**Cost of construction of community facilities**	1,770.39	1.95%	-	0.00%
7.	**Other costs**	18,146.72	20.03%	10,895.74	22.62%
8.	**Total estimated cost of the real estate project** (1+2+3+4+5+6+7) of estimated cost (column-A)				90,607.68
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)				48,178.37
10.	**Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)***				
11.	**Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.**				53.17%
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**				40,313.46
13.	**Less amount withdrawn till date of this certificate as per the books of accounts and bank statement ^**				26,644.57
14.	**Net amount which can be withdrawn from the separate RERA bank account under this certificate (i.e. 30th September 2026)**				13,668.89
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.				

*Architect as per Annexure A provides only activity wise percentage completion only.

^excludes ₹ 5,799.18 Lakhs pertains to payments in accordance with directive 7(v) of "the Haryana Real Estate Regulatory Authority, Gurugram Bank Accounts for Registered Projects Directions, 2019", ₹ 1,795.60 Lakhs 70% of GST amounts of allottees deposited in collection account and ₹ 502.58 Lakhs being Interest amount received on Fixed deposit maintained from RERA Account. Balance amount of ₹ 26,444.57 Lakhs pertains to withdrawal in connection with Proportionate Land Cost and Cost of Construction.

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TABLE B

Details of RERA Bank Account:

Bank Name	RBL Bank Limited
Branch Name	Unit No. 7 and 14, Ground Block A, ABW Towers, IFFCO, Gurgaon Hayana 122001
Account No	409811143548
IFSC Code	RATN0000116
Opening Balance as on 1st July 2026 (In Rs)	55,98,78,866
Deposits during the Quarter (In Rs)	19,17,36,700
Withdrawals during the Quarter (In Rs)	18,95,82,473
Closing Balance as on 30th September 2026 (In Rs)	56,20,33,092

Note:

Closing Balance includes Fixed Deposits of ₹ 5,300.00 Lakhs maintained under Directive 5(ii) of "the Haryana Real Estate Regulatory Authority, Gurugram Bank Accounts for Registered Projects Directions, 2019"

