

| Chartered Accountants Certificate | | |
|-----------------------------------|---|---|
| Report for quarter ending | | 31 st December 2024 |
| Subject | | Certificate for withdrawal of money from separate RERA account 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 (31 st December 2024).. | |
| Sr. No. | Particulars | Information |
| 1. | Project/phase of the project | Sobha City, Phase-3 |
| 2. | Location | Sector-108, Babupur Village, Gurugram, |
| 3. | Licensed area in acres | 39.375 acres |
| 4. | Area for registration in acres | 0.754 acres |
| 5. | HARERA registration no. | 12 of 2019 |
| 6. | Name of licensee | M/s Chintels India Private Limited M/s Vidu Properties Private Limited M/s Chintels Credit Corporation Private Limited M/s Madhyanchal Leasing Private 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 |



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|----|---|---|---------------------|
| | 9. | Estimated cost of real estate project | 158 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 | 31.12.2024 |
| | 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 31 st December 2024) | | |
| 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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. | | |

| | | |
|---------------------------------------|--------------------------------------|---|
| Date Udin | : 11/01/2025 ; 25217390BMIBAC9689 | Yours faithfully, the Chartered Accountant |
| Place | : Bangalore | |
| For (name of CA firm) | : Balaji & Sivasankar | |
| Partner/ proprietor Membership No. | : 217390 | |

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 | 2,480 | 15.75 | 2,480 | 2,480 |
| 2. | External Development Charges | 291 | 1.85 | 291 | 291 |
| 3. | Infrastructure Development Charges | 44 | 0.28 | 44 | 44 |
| 4. | Internal Development Works | 159 | 1.01 | 159 | 159 |
| 5. | Cost of construction | 6,361 | 40.40 | 6361 | 6361 |
| 6. | Cost of construction of Community Facility | NIL | NIL | NIL | NIL |
| 7. | Other costs | 6,411 | 40.72 | 6,155 | 6,155 |
| 8. | Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A) | 1,574,646,822 | | | |
| 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) | 1,548,999,296 | | | |
| 10. | Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter) | 100% | | | |



| | | |
|---|---|---------------|
| 11. | Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost. | 100% |
| 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 | 1,548,999,296 |
| 13. | Less amount withdrawn till date of this certificate as per the books of accounts and bank statement | 1,548,979,296 |
| 14. | Net amount which can be withdrawn from the separate RERA bank account under this certificate | 20,000 |
| 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 | Standard Chartered Bank |
| 2. | Branch Name | Kormangala, Bengaluru |
| 3. | Account No. | 45505402115 |
| 4. | IFSC code | SCBL0036073 |
| 5. | Opening balance (including FD) as on 01 st October 2024 | 22,084,908 |
| 6. | Deposits during the quarter under report | 27,188,762 |
| 7. | Withdrawals during the quarter under report | 150,000 |
| 8. | Closing balance (including FD) as on 31 st December 2024 | 49,123,670 |