

| UDIN -26412427NUDBMN2892                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Form REG 3           |                                   |                                    |                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------|------------------------------------|--------------------------|
| CHARTERED ACCOUNTANT'S CERTIFICATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |                                   |                                    |                          |
| (To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |                                   |                                    |                          |
| Certification No.- RNGC/RERA/UP/2136                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 09-02-26             |                                   |                                    |                          |
| Information as on : 31-12-2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |                                   |                                    |                          |
| <b>Subject:</b> Certificate of amount incurred on project "Ambrosia Estates Phase 1" (RERA Registration No. A/F) for Acquisition and Development of land for 100 Plots/Villas situated on Khasra no. 48, 49, 50, 51, 60, 61, 280, 281, 283 and 284 demarcated by its boundaries : 26.882242, 81.058244 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - Shahpur and Semra, Tehsil- Lucknow, Competent Authority- Lucknow Development Authority, District - Lucknow, admeasuring 35263.6 sq. meter, being developed by Viraj Constructions Pvt. Ltd., having Separate A/c No. - 7177002100010833, Bank Name:- Punjab National Bank, Midcorporate Branch, Lucknow |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |                                   |                                    |                          |
| PART-A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |                                   |                                    |                          |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Rs.in lacs           | Rs. In lacs                       | Rs. In lacs                        | Rs. In lacs              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Total Estimated Cost | Amount incurred till last quarter | Amount incurred during the quarter | Amount incurred till now |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Land Cost                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                                   |                                    |                          |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | (a) Acquisition cost of land and legal costs on land transaction:                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                                   |                                    |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (a.1) For Project Estimation Purpose                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                                   |                                    |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | i - In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.                                                                                                                                                                                                                                                                                                                          | 7,231.67             |                                   |                                    |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ii- In case of acquisition through Joint Development Agreement with land owner, the consideration as specified in the Joint Development Agreement or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.                                                                                                                                                                                                                                           | -                    |                                   |                                    |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | iii- In case of inherited /gifted/ through will, the cost of land shall be as per the DM circle rate on the date of application of registration of project in U.P. RERA.                                                                                                                                                                                                                                                                                                                        | -                    |                                   |                                    |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>TOTAL OF LAND COST - For Project Estimation Purpose</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      | 7,231.67             |                                   |                                    |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                   |                                    |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | i - In case of acquisition through Purchase, the actual purchase price will be considered.                                                                                                                                                                                                                                                                                                                                                                                                      | 226.08               | 226.08                            | -                                  | 226.08                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ii- In case of acquisition through Joint Development Agreement with land owner, the cost of land shall be the actual cost incurred by the landowner                                                                                                                                                                                                                                                                                                                                             | -                    | -                                 | -                                  | -                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | iii- In case of inherited /gifted/ through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter.                                                                                                                                                                                                                                                                                                                                            |                      |                                   |                                    |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>TOTAL OF LAND COST - For % completion and withdrawal purpose</b>                                                                                                                                                                                                                                                                                                                                                                                                                             | 226.08               | 226.08                            | -                                  | 226.08                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government or Statutory Authority, if any;                                                                                                                                                                                                                                                                                                               | 198.00               | -                                 | -                                  | -                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (c) Amounts payable to State Government or Competent Authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above);                                                                                                                                                                                                                                                            | 16.99                | 16.99                             | -                                  | 16.99                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (d) Interest (Other than Penal Interest and Penalties etc.)<br>a) paid to Financial Institution , Scheduled Banks , NBFC on loan/ borrowing provided such loan/ borrowing has been utilised for purchase of land<br>b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR) provided such loan has been utilised for purchase of land<br>c) paid to the Competent Authority for acquisition of land | -                    | -                                 | -                                  | -                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>TOTAL OF LAND COST</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                                   |                                    |                          |
| 1A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | - For Project Estimation Purpose i.e. a.1+ b+c+d                                                                                                                                                                                                                                                                                                                                                                                                                                                | 7,446.66             |                                   |                                    |                          |
| 1B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | - For Withdrawal Purpose i.e. a.2+ b+c+d                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 441.07               | 243.07                            | -                                  | 243.07                   |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Project Clearance Fees                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |                                   |                                    |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (a) Fees paid to RERA                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 17.63                | -                                 | -                                  | -                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (b) Fees paid to Local Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 295.30               | 295.30                            | -                                  | 295.30                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (c) Consultant/Architect Fees (directly attributable to project)                                                                                                                                                                                                                                                                                                                                                                                                                                | 151.00               | 40.27                             | -                                  | 40.27                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (d) Any other (specify)                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | -                    | -                                 | -                                  | -                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>TOTAL OF FEES PAID</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 463.93               | 335.57                            | -                                  | 335.57                   |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Cost of Construction and Development                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                                   |                                    |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (a) Cost of services (water, electricity to construction site) , Site Overheads;                                                                                                                                                                                                                                                                                                                                                                                                                |                      |                                   |                                    |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);                                                                                                                                                                                                                                                                                      | 7,331.00             | 8.07                              | -                                  | 8.07                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (c) Cost of materials actually purchased;                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                                   |                                    |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);                                                                                                                                                                                                                                                                                                                                                                         |                      |                                   |                                    |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Total of Construction and Development Cost (sum of (a) to (d) of 3A)</b>                                                                                                                                                                                                                                                                                                                                                                                                                     | 7,331.00             | 8.07                              | -                                  | 8.07                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)                                                                                                                                                                                                                                                                                                                                                                 |                      | -                                 | -                                  | -                        |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Total Construction and Development Cost (Lower of 3A and 3B.)                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      | -                                 | -                                  | -                        |
| 3D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilised for construction of this project:<br>a) paid to Financial Institution , Scheduled Banks , NBFC and<br>b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)"                                                                                                           | 964.00               | -                                 | -                                  | -                        |
| 3E                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)</b>                                                                                                                                                                                                                                                                                                                                                                                                                            | 8,295.00             | -                                 | -                                  | -                        |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>TOTAL COST OF PROJECT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                                   |                                    |                          |
| 4A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | - For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)                                                                                                                                                                                                                                                                                                                                                                                                                                | 16,205.59            |                                   |                                    |                          |
| 4B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | - For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)                                                                                                                                                                                                                                                                                                                                                                                                        | 9,200.00             | 578.64                            | -                                  | 578.64                   |

# RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

|    |                                                                                                                                                                                                                                                                                                                                              |        |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 5  | Percentage completion of Construction & Development Work completed as per latest REG-2 i.e. (Amount in Row 4 of REG-2 / Amount in Row 3 of REG-2) x100                                                                                                                                                                                       | 0%     |
| 6  | Percentage completion of the Project (Proportionate cost incurred on the project to the total estimated cost) ( Col.6 of S No. 4B / Col.3 of S No. 4B)                                                                                                                                                                                       | 6%     |
| 7  | Total amount received from allottees till date since Inception of the Project                                                                                                                                                                                                                                                                | 0.00   |
| 8  | 70% Amount to be deposited in Separate Account (70%*S No. 7)                                                                                                                                                                                                                                                                                 | 0.00   |
| 9  | Loan sanctioned for the project till date (secured and unsecured both)                                                                                                                                                                                                                                                                       | 0.00   |
| 10 | Loan disbursed for the project till date (secured and unsecured both)                                                                                                                                                                                                                                                                        | 0.00   |
| 11 | Interest on deposits (flexi facility) credited to the Separate account                                                                                                                                                                                                                                                                       | 0.00   |
| 12 | Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)                                                                                                                                                                                                                                                | 0.00   |
| 13 | Cumulative Amount that can be withdrawn from Separate a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B * S No. 6)                                                                                                                                                                         | 578.64 |
| 14 | 70% of the principal amount refunded on account of cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier). (The CA will necessarily ensure that units stand cancelled and if the 70% of the principal amount is to be refunded, the details shall be given in Part B of this Certificate) | 0.00   |
| 15 | Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))                                                    | 0.00   |
| 16 | Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)                                                                                                                                                                                                                                                                           | 0.00   |
| 17 | Actual Balance available in Separate A/c as on date                                                                                                                                                                                                                                                                                          | 0.00   |
| 18 | Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil                                                                                                                                                                                                                               | 0.00   |
| 19 | Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (Minimum of S No. 17 and (S No. 13 + S No. 14 - S No. 15))                                                                                                                                                                                          | 0.00   |
| 20 | Amount to be directly paid to the vendors/ billers/ contractors/ Allottees (in case of refund as per S No. 15 above) as per Part B of this certificate                                                                                                                                                                                       | 0.00   |
| 21 | Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)                                                                                                                                                                                                                                                      | 0.00   |

This certificate is being issued on specific request of M/s Viraj Constructions Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

## Notes: -

- Based on the information provided by the promoter, We certify that the land parcel for this project has not been mortgaged in any other project or for any other type of loans/borrowings.
- As declared by management the current DM Circle Rate of the project land is 7231.67 Lakhs. The same has been considered while preparing the certificate.
- Our certificate is based on the information / documents to the extent furnished to us. We have relied on the information / documents furnished to us by the Company / official of the Company.

Date: 09.02.2026

Place: Jaipur

For Ramanand Goyal & Company  
FRN. 002384C



CA Punit Gupta  
(Partner)  
Membership No: 412427  
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                 |                   |                                            |                  |             |                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------|--------------------------------------------|------------------|-------------|-------------------------|
| <b>UDIN -26412427NUDBMN2892</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                 |                   | <b>Form REG 3</b>                          |                  |             |                         |
| <b>CHARTERED ACCOUNTANT'S CERTIFICATE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                 |                   |                                            |                  |             |                         |
| (To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                 |                   |                                            |                  |             |                         |
| Certification No.- RNGC/RERA/UP/2136                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                 |                   | 09-02-26                                   |                  |             |                         |
| Information as on : 31-12-2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                   |                                            |                  |             |                         |
| <p>Subject: Certificate of amount incurred on project "Ambrosia Estates Phase 1" (RERA Registration No. A/F) for Acquisition and Development of land for 100 Plots/Villas situated on Khasra no. 48, 49, 50, 51, 60, 61, 280, 281, 283 and 284 demarcated by its boundaries : 26.882242, 81.058244 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - Shahpur and Semra, Tehsil- Lucknow, Competent Authority- Lucknow Development Authority, District - Lucknow, admeasuring 35263.6 sq. meter, being developed by Viraj Constructions Pvt. Ltd., having Separate A/c No. - 7177002100010833, Bank Name:- Punjab National Bank, Midcorporate Branch, Lucknow</p>                                                                                                                                                                                                                                                                                                                                                                                                   |                                                 |                   |                                            |                  |             |                         |
| <b>PART-B</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                 |                   |                                            |                  |             |                         |
| <p>I/ We also certify that:<br/> Out of the amount reported in <b>Column 6 of S No. 4B</b> above:</p> <p>(a) Rs. 450.97 lacs has been actually spent on the land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(l)(d) and is, therefore, admissible for withdrawal from the Separate Account.</p> <p>(b) Rs. Nil is the amount for which bills/ invoices from the biller/ vendor/ contractor have been received for the work already rendered by them for the land, construction and development work of this project and being due for payment are, therefore, admissible for payment from the Separate Account directly to the biller/ vendor/ contractor in their bank account as per the list given below.</p> <p>(c) Rs. Nil is the amount pertaining to the refund to be made to the Allottees where allotted units have been cancelled in compliance of U.P. RERA orders for refund to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement For Sale entered into with that allottee.</p> |                                                 |                   |                                            |                  |             |                         |
| <b>(in Rs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                   |                                            |                  |             |                         |
| <b>S No.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Name of the vendor/ contractor/ Allottee</b> | <b>Amount due</b> | <b>Amount due towards (detail of work)</b> | <b>Bank Name</b> | <b>IFSC</b> | <b>Bank Account No.</b> |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                 |                   |                                            |                  |             |                         |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                 |                   |                                            |                  |             |                         |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                 |                   |                                            |                  |             |                         |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                 |                   |                                            |                  |             |                         |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                 |                   |                                            |                  |             |                         |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                 | -                 |                                            |                  |             |                         |
| <p>This certificate is being issued on specific request of M/s Viraj Constructions Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.</p> <p>Date: 09.02.2026<br/> Place: Jaipur</p> <p>For Ramanand Goyal &amp; Company<br/> FRN. 002384C</p> <div style="display: flex; align-items: center;"> </div> <p>CA Punit Gupta<br/> (Partner)<br/> Membership No: 412427</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                   |                                            |                  |             |                         |

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