

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

DLF Limited
3rd Floor, Shopping Mall, Arjun Marg,
DLF City Phase I, Gurugram, Haryana-122001.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by DLF Limited, hereinafter referred to as the "Promoter", for the Financial Year ending 01-04-2024 to 31-03-2025 with respect to the project bearing Goa RERA Reg. Number **PRGO10232091**.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with The Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017.

2. I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.

3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of the promoter for the financial year/period from 01-04-2024 to 31-03-2025 and hereby certify that:

- i. The Promoter has/have completed 67.71% of the project titled "**DLF PROMENADE GOA**" bearing Goa RERA Reg. No. **PRGO10232091** located at **Goa**.
- ii. Amount collected during the year/period in question for this project is **Nil** and amounts collected till date is **Nil**.
- iii. Amount withdrawn during the year in question for this project is **Nil** and amount withdrawn till date is **Nil**.

4. I/We certify that the Promoter has/have utilized the amounts collected for **DLF PROMENADE GOA** project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

For S.R. Batliboi & Co. LLP
Chartered Accountant
ICAI Firm Registration Number: 301003E/ E300005

per Vikas Mehra
Partner
Membership No: 094421
UDIN: 250944218100Q504587

Place of Signature: New Delhi
Date: 27-09-2025



Annexure-I

Independent Auditor's Report on Annual report on Statement of Accounts in respect to project "DLF Promenade Goa" registered under The Goa Real Estate Regulatory Authority vide Registration no "PRGO10232091" dated October 05, 2023 by DLF Limited in accordance with Section 4(2)(l)(d) of The Real Estate (Regulation and Development) Act 2016 for the period from April 01, 2024 to March 31, 2025.

DLF Limited
3rd Floor, Shopping Mall, Arjun Marg,
DLF City Phase I, Gurugram, Haryana-122001.

1. This Report is issued in accordance with the terms of our Master Engagement Agreement ("MEA") dated October 20, 2022 as amended and service scope letter dated August 01, 2025 with DLF Limited (hereinafter the "Company").
2. The accompanying Annual report on statement of Accounts ("Statement or Annexure II") in respect to project "DLF Promenade Goa" ('Project') registered under The Goa Real Estate Regulatory Authority vide PRGO10232091 dated October 05, 2023 prepared by DLF Limited for purpose of submission with The Goa Real Estate Regulatory Authority in accordance with the Section 4(2)(l)(d) of Real Estate Regulatory Authority, Act which we have initialled for identification purposes only, contains the details as required pursuant to compliance under the provisions of the Real Estate Regulatory Authority, Act (herein after referred to as "the Act").
3. We have also been represented by the management that based on the Regulation and discussions with The Goa Real Estate Regulatory Authority, the certificate is required in the format prescribed for "Annual report on statement of accounts" in the Regulation.

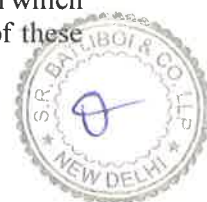
Management's Responsibility for the Statement

4. The preparation of the Statement is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
5. The Management is also responsible for ensuring that the Company complies with the requirements of the Act, the Rules and the Regulations and provides all relevant information to The Goa Real Estate Regulatory Authority.

Auditor's Responsibility

6. Pursuant to the requirements of the Act and the Regulations, it is our responsibility to provide limited assurance in the form of a conclusion based on our examination that:

(i) the details and amounts in the Statement, prepared and approved by the management, in respect of the project has been accurately extracted from the books of accounts, relevant record underlying audited financial statements of Company for the year ended March 31, 2025, Quarterly progress report submitted by the company dated July 25, 2024, November 11, 2024, January 11, 2025 and April 12, 2025 in compliance of Section 11 of RERA Act 2016.
7. The audited financial statements referred to in paragraph 6 above, have been audited by us, on which we issued an unmodified audit opinion vide our report dated May 19, 2025. Our audits of these



S.R. BATLIBOI & Co. LLP

Chartered Accountants

of these financial statements were conducted in accordance with the Standards on Auditing, as specified under Section 143(10) of the Companies Act, 2013 and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

8. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
9. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.
10. A Limited assurance engagement involves performing procedures to obtain sufficient appropriate evidence on the Reporting criteria mention in paragraph 6 above. The procedures selected depend on the auditor's judgement, including the assessment of the risks associated with the reporting criteria. We have performed the following procedures in relation to the Statement:
 - a) Obtained the audited standalone financial statements of the Company prepared under Ind AS as at and for the year ended March 31, 2025;
 - b) Obtained the management certified copy of Statement along with the bank statement, working related to amount collected against the sale/booking of project, Cost incurred and withdrawal for the period April 01, 2024 to March 31, 2025 and underlying audited standalone financial statements for the year ended March 31, 2025.
 - c) Obtained from the management Quarterly progress report (Certificate issued by another Chartered Accountant) for the quarter ended June 30, 2024, September 30, 2024, December 31, 2024 and March 31, 2025 dated July 25, 2024, November 11, 2024, January 11, 2025, and April 12, 2025 respectively submitted by the company in compliance of Section 4(2)(1)(d) of RERA Act 2016. We have not performed any other independent procedures in regard to Quarterly progress report (including Certificate issued by another Chartered Accountant).
 - d) Traced the amount collected from customers from the bank statements of the separate RERA bank account number 705053452 of the ICICI Bank for the year ended March 31, 2025, as provided to us by the management and from the books of accounts underlying the audited standalone financial statements of the Company as at March 31, 2025.
 - e) Traced the amount withdrawn for the project from the bank statements of the separate RERA bank account number 705053452 of the ICICI Bank for the year ended March 31, 2025, as provided to us by the management and from the books of accounts underlying the audited standalone financial statements of the company as at March 31, 2025.
 - f) Traced and agreed the amounts mentioned in column A of the statement to Quarterly progress report for the period ended March 31, 2025 dated April 12, 2025 as submitted by the company. We have not performed any independent procedure in this regard.
 - g) Traced and agreed the amount in column B of the statement to the books of accounts underlying the audited standalone financial statements of the Company as at and for the year ended March 31, 2025.
 - h) Tested the arithmetical accuracy of the Statement.



S.R. BATLIBOI & Co. LLP

Chartered Accountants

- i) Obtained necessary representations from management.

Conclusion

11. Based on the limited procedures performed by us as referred to in paragraph 10 above and according to the information, explanation and management representations received by us, nothing has come to our attention that cause us to believe that the details and amounts in the Statement prepared and approved by the management in respect of the project has not been accurately extracted from the books of accounts, relevant records underlying the audited standalone financial statements for the year ended March 31, 2025, Quarterly progress report submitted by the company dated July 25, 2024, November 11, 2024, January 11, 2025 and April 12, 2025, in compliance of Section 11 of RERA Act, 2016

Restriction on Use

12. The certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose to enable comply with requirement of the Act and Rules and to submit the accompanying Statement to The Goa Real Estate Regulatory Authority and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For **S.R. Batliboi & Co. LLP**

Chartered Accountants

ICAI Firm Registration Number: 301003E/E300005

per Vikas Mehra

Partner

Membership Number: 094421

UDIN: 25094421BM0Q5D4587

Place of Signature: New Delhi

Date: 27-09-2025



Annexure II

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Report on Statement of Accounts on project fund utilization and withdrawal ("Statement") by DLF Limited, hereinafter referred to as the "Promoter", for the financial period ending April 01, 2024 to March 31, 2025 with respect to project titled "**DLF Promenade Goa**" bearing Goa RERA Reg. Number **PRGO10232091**.

1. This statement in respect to project titled "**DLF PROMENADE GOA**" bearing Goa RERA Reg. Number **PRGO10232091** dated 05-10-2023 is prepared in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017.
2. Project have been completed 67.71% and detail of expenditure is as stated in below table.

Project cost details (Rs. in crores)					
S.No.	Particulars	Estimated		Incurred*	
		Amount (Column - A)	(%) of total project cost (Column - B)	Paid# (Column - C)	(%) of total cost incurred (Column - D)
1	Land cost and Approval Cost	214.10	30%	201.85	94%
2	Development Cost / Cost of construction	493.21	70%	277.11	56%
3	Total cost (1+2)	707.31		478.96	
4	Percentage of completion of the project (Column C/ Column A)	67.71%			

3. Amount collected during the year for the project is Nil.
4. Amount withdrawn during the year for this project is Nil.
5. ~~Amount collected for the project have been utilized for the Project only and the withdrawal from the designated bank account of the said project has been in accordance with the proportion to the percentage of the completion of the Project.~~

Note:-

*The amount incurred and paid stands for Land cost, construction costs, other cost (including overheads) as adjusted by the advances/other receivables and liabilities relating to the project computed in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with The Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017.

Cost of construction paid does not includes Rs. 977.52 lakhs w.r.t. salary cost which is capitalised in books of accounts in accordance with Ind AS, as the same has not been considered for reporting in the quarterly progress report filed with RERA authorities. However it does not impact the compliance relating to amount withdrawn by the company from RERA account.

For DLF Limited
For DLF LIMITED

Authorised Signatory

S.R. Sattibol & Co. LLP, New Delhi
for Identification