A SWAIKA & CO.
Chartered Accountants
Regd. Office: Regd. Office: 8th Floor, HB Twin Tower, Netaji Subhash Place, Pitampura, Delhi, 110034
Email:- caaswaikaandco@gmail.com

To,
Haryana Real Estate Regulatory Authority,
Gurugram

We have verified the Books of Accounts and relevant records produce before us of **M/s Zakspaces & Interiors Private Limited** (CIN: **U70100DL2017PTC323195**) having PAN No. **AABCZ1247J** & Registered office at **161/1C,W-3, Western Avenue Lane, Sainik Farms, Delhi - 110062**, and we hereby certify on the request of management of the company that the above-mentioned entity has incurred the following expenses as on 30th June 2025 over the below mentioned head and also the estimated expenses need to be incurred for completion of the project "**Ivory Arches**"

Sr. No.	Cost Component	Total Estimated Cost	Expenditure already incurred up to 30.06.2025	Balance Cost to be incurred
1.	Land Cost including conversion charges and licence fee	497.00	-	497.00
2.	External Development Charges (EDC)	-	-	-
3.	Infrastructure Development Charges (IDC)	-	-	-
4.	Internal Development Works	172.51	-	172.51
5.	Construction cost of towers	723.68	-	723.68
6.	Other costs	355.78	31.48	324.30
	Total Cost	**1,748.97**	**31.48**	**1,717.49**

The above information has been compiled from books of accounts and related documents produced before us.

Further, it is confirmed that no unit of the project has been sold by the developer till date. And, a breakup of unsold inventory is given below-

Sr. No.	Plot No.	No. of Floors	No. of Units	Carpet Area of each unit (sq.mtr.)	Carpet Area of each unit (sq.ft.)
1	E-31/24	4	4	121.72	1310.18
2	H-40/22	4	4	95.55	1027.96
3	J-12-24	4	4	140.14	1508.45

A detailed list of units is given in **Annexure A** below.

For and on behalf of
A SWAIKA & CO.
Chartered Accountants
Firm Registration No. – 333998E

Amit Swaika

A. SWAIKA & CO. M. NO.: 303466 Chartered Accountants

CA. Amit Swaika
(Proprietor)
Membership No. – 303466
UDIN- 25303466BNIICL6225
DATE: 14.09.2025

A SWAIKA & CO.
Chartered Accountants
Regd. Office: Regd. Office: 8th Floor, HB Twin Tower, Netaji Subhash Place, Pitampura, Delhi, 110034
Email:- caaswaikaandco@gmail.com

Annexure-A List of Unsold Units

S. No.	Plot	Floor	Unit No.	Carpet Area (Sq.mt.)	Carpet Area (Sq.ft.)
1	E-31/24	Floor 1	E-31/24-UGF	121.72	1310.18
2	E-31/24	Floor 2	E-31/24-FF	121.72	1310.18
3	E-31/24	Floor 3	E-31/24-SF	121.72	1310.18
4	E-31/24	Floor 4	E-31/24-TF	121.72	1310.18
5	H-40/22	Floor 1	H-40/22-UGF	95.55	1027.96
6	H-40/22	Floor 2	H-40/22-FF	95.55	1027.96
7	H-40/22	Floor 3	H-40/22-SF	95.55	1027.96
8	H-40/22	Floor 4	H-40/22-TF	95.55	1027.96
9	J-12/24	Floor 1	J-12/24-UGF	140.14	1508.45
10	J-12/24	Floor 2	J-12/24-FF	140.14	1508.45
11	J-12/24	Floor 3	J-12/24-SF	140.14	1508.45
12	J-12/24	Floor 4	J-12/24-TF	140.14	1508.45

A. SWAIKA & CO. M. NO.: 303466 Chartered Accountants