

STATEMENT OF PROJECT COST INCURRED BY THE LAMOSE INFRA LLP

To,

LAMOSE INFRA LLP
49-A, Pole no. 413, Old Roshan Pura,
Najafgarh, South West Delhi, Delhi, 110043

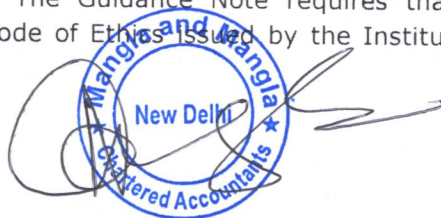
1. This Report is issued in accordance with the requisition of LAMOSE INFRA LLP (hereinafter referred to as "the Firm").
2. The Statement of Project Cost Incurred by the LAMOSE INFRA LLP as at **30th November 2025** ("the Statement") has been prepared by **MANGLA AND MANGLA** for the purpose of obtaining registration from The Haryana Real Estate Regulatory Authority, Gurugram.

Management's Responsibility for the Statement

3. The preparation of the Statement is the responsibility of the Firm including the preparation and maintenance of all financial records 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.
4. The Firm is also responsible for ensuring that he complies with the requirements of The Haryana Real Estate Regulatory Authority.

Auditor's Responsibility

5. Pursuant to the requirements of the submission to be filed by the Firm, it is our responsibility to provide a reasonable assurance whether the assertion in the statement have been accurately extracted from the books of accounts and other relevant documents and records and is arithmetically correct.
6. Further, we have obtained and checked the documents as at 30th November 2025 with the financial records provided by the Firm.
7. 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.



8. 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.

Conclusion

9. Based on the Information, explanation and representations provided and procedures performed by us as stated in paragraph above, nothing has come to our attention that causes us to believe that the Project Cost Incurred that form part of the Annexure 1 in the attached Statement, have not been correctly extracted from books of accounts of the Firm and other relevant documents and records and Project Cost Incurred in the attached Statement is arithmetically Inaccurate as at 30th November 2025.

Restriction on Use

10. The certificate Is Issued solely for the purpose set forth in paragraph 2 hereof, and for your Information only, and is not to be used, referred to or distributed, for any other purpose or to any other parties, without our prior written consent. 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 **MANGLA AND MANGLA**

Chartered Accountants

FRN: 041391N
New Delhi



NIPUN MANGLA

PARTNER

Membership No.: 553033

UDIN No: 25553033BMKVPF2541

Place: Delhi

Date: 05-12-2025

Annexure 1

The Project Cost Incurred by the Lamose Infra LLP as on 30-11-2025 is Rs.3103.45/- Lakhs (Rupees Thirty One Crore, Three Lakhs and Forty Five Thousand Only) for its Project namely "Gratitude 84" nature - Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 on land admeasuring 1.69375 acres being developed at Sector-84, Village-Sikanderpur Badha, Gurugram, Haryana as per the details given below:

(Fig. in Lakh)				
S.No.	Nature of Head	Estimated Cost (Rs. In Lacs)	Cost Incurred as on 30.11.2025	Cost to be Incurred
1	Land Cost	5800.77	2582.64	3218.13
2	EDC	544.25	58.00	486.25
3	IDC	100.00	100.00	0.00
4	License Fee as per LOI	84.85	84.85	0.00
5	Conversion charges as per LOI	14.43	14.43	0.00
6	Cost of Construction and Infrastructure	12700.00	215.39	12484.61
7	Marketing and selling cost	2000.00	0.00	2000.00
8	Administrative cost	1500.00	26.49	1473.51
9	Taxes	0.00	0.00	0.00
10	Cess	15.05	15.05	0.00
11	Renewable of approvals	0.00	0.00	0.00
12	Interest to financial institutions	0.00	0.00	0.00
13	Any Other	6.60	6.60	0.00
Total		22765.95	3103.45	19662.50

For **MANGLA AND MANGLA**

Chartered Accountants

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New Delhi

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