HPMS & ASSOCIATES

(CHARTERED ACCOUNTANTS)

17, DDA Shopping Complex, Mansarover Park, Shahdara, Delhi - 110032

Mobile: 09811920953, E-mail – ca.mohanrawat@gmail.com

INDEPENDENT PRACTITIONER'S CERTIFICATE

Certificate regarding Estimated Project Cost

Purpose

This certificate is issued at the specific request of **M/s DVOK Buildcon LLP** ("the Promoter") solely for submission to the Haryana Real Estate Regulatory Authority (HRERA), Gurugram in connection with the registration/compliance requirements under the Real Estate (Regulation and Development) Act, 2016, for the project "Suncity's Monarch Club" (Phase-2 & Phase-3).

Management's Responsibility

The Management of the Promoter is responsible for:

- preparing the estimated project cost;
- maintaining proper books of account, project records and supporting documents;
- preparing the cost estimates based on technical estimates, contracts, budgets and other relevant information; and
- providing us with all relevant records, information, explanations and representations necessary for issuance of this certificate.

The Management is solely responsible for the assumptions and estimates relating to the future cost of the project.

Practitioner's Responsibility

Our responsibility is to issue this certificate based on the books of account, project records, supporting documents and information produced before us. This certificate has been issued in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India (ICAI).

Our procedures do not constitute an audit or review in accordance with the Standards on Auditing issued by ICAI. Accordingly, we do not express any audit opinion or provide any assurance on the estimated future costs.

Basis of Certification

We have examined:

- the books of account maintained by the Promoter;
- project-wise financial records;
- relevant agreements, project documents and supporting records;
- estimates and budgets prepared by the Management; and
- such other information and explanations as considered necessary for the purpose of this certificate.

The estimated costs relating to future expenditure are based on the assumptions and estimates of the Management and have not been independently verified by us.

MANMOHAN S RAWAT

Digitally signed by MANMOHAN S RAWAT
DN: c=IN, o=Personal, postalCode=110092, l=East Delhi, st=Delhi, street=S-386 BARAMAD EAST DELHI-110092, 2.5.4.20=09fd1efe26d8eee652a5a81e7297aba03a37dc18a46bae1d0a279ebbd71af88, serialNumber=805a195a247b4584f78a53fbe794b1d2ccf6712cecd5049c41fad3a4f34f16b0, email=ca.mohanrawat@gmail.com, cn=MANMOHAN S RAWAT
Date: 2026.08.05 12:42:39 +05'30'

Certificate

Based on our examination of the books of account, records and documents produced before us and according to the information and explanations furnished by the Management, we certify that the estimated total project cost for the project "Suncity's Monarch Club" (Club and Other Sports Facilities), Phase-2 & Phase-3, situated at Sector-78, Gurugram, proposed to be developed by **M/s DVOK Buildcon LLP**, is as under:

Particulars	**Estimated Cost (₹ in Lakhs)**
Cost of Land	7,882.82
Construction and Development Cost	5,266.25
Infrastructure and Other Structures	387.20
Other Costs (including EDC, Taxes, Levies, etc.)	4,531.56
Total Estimated Project Cost	**18,067.83**

The above estimated project cost has been compiled from the books of account, records, project documents and information furnished by the Management. The historical amounts are in agreement with the books and records produced before us. The estimated future expenditure represents the Management's estimates and assumptions and should not be construed as a guarantee of the actual cost that may ultimately be incurred.

Restriction on Use

This certificate has been issued solely for submission to the Haryana Real Estate Regulatory Authority (HRERA), Gurugram for the purpose stated above. It should not be used, referred to or relied upon by any other person or for any other purpose without our prior written consent.
We do not accept or assume any responsibility or liability to any person other than the Promoter in respect of this certificate.

For **HPMS & ASSOCIATES**
Chartered Accountants
Firm Registration No.: 022072N

MANMOHAN S RAWAT

Digitally signed by MANMOHAN S RAWAT
DN: c=IN, o=Personal, postalCode=110092, l=East Delhi, st=Delhi, street=S-386 BARAMAD EAST DELHI-110092, 2.5.4.20=09fd1efe26d8eee652a5a81e7297abaa03a37dc18a46bae1d0a279ebbd71af88, serialNumber=805a195a247b4584f78a53fbe794b1d2ccf6712cecd5049c41fad3a4f34f16b0, email=ca.mohanrawat@gmail.com, cn=MANMOHAN S RAWAT
Date: 2026.08.05 12:43:07 +05'30'

CA MANMOHAN S RAWAT
Partner
Membership No.: 509522
UDIN: **26509522VVZPRU9382**

Place: Delhi
Date: 05/08/2026