



PRAVEEN AGGARWAL & CO.

CHARTERED ACCOUNTANTS

23, Bhai Veer Singh Marg
Gole Market, New Delhi-110001

Office : 011-23368424, 011-23526495

Mobile: 9312831911, 9810973757

Email : pkagg123@gmail.com

To,
The Haryana Real Estate Regulatory Authority
Ground Floor, New PWD Rent House
Civil Lines, Gurugram, (Haryana) – 122001

We Praveen Aggarwal & Co., Chartered Accountants having office at 23 Bhai Veer Singh Marg, Gole Market, New Delhi – 110001, hereby certify that based on the Books of accounts, Financials, information, records and explanation provided to us in respect of Project “The Skylo Tower” on land area measuring 3.419 Acres situated at Sector 32, Village Dhunela, Tehsil Sohna, District Gurugram, Haryana to be developed by M/s St. Patricks Realty Pvt. Ltd. having registered office at The Median, Central Park Resorts, Sohna Road, Sector 48, Gurgaon, Haryana, India, 122018

We hereby certify that all the financial figures mentioned in Form REP-1 are correct as per the Books of accounts, Financials, information, records and explanation provided to us.

Source of information

The source of information include:



- Books of accounts
- Signed Financials as on 31st March 2025

In addition to the above we have also obtained such other information & explanation, which were considered relevant for the purpose of this certificate.

For Praveen Aggarwal & Co.

Chartered Accountants

FRN: 000044N

Praveen Kumar Aggarwal – FCA

Partner

M.No: 015159

UDIN: 25015159BMIVIK5763

Place: New Delhi

Date: 13th October, 2025



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We Praveen Aggarwal & Co. Chartered Accountants having office at 23, Bhai Veer Singh Marg, Gole Market, New Delhi - 110001 hereby certify that on the basis of books of accounts provided by M/s St. Patricks Realty Private Limited having registered office at The Median, Central Park Resorts, Sohna Road, Sector 48, Gurgaon, Haryana, India, 122018 (CIN- U45200HR2008PTC037964) which is in the process of undertaking development of the project "The Skylo Tower" in Sector - 32, Village Dhunela, Tehsil, Sohna Gurugram, the following is certified: -

Project Component wise expenditure details: -

(Figures in Lakhs)

Sr. No.	Components	Estimated Expenditure	Expenditure incurred as on 31 st Aug 2025	Estimated balance cost to be incurred for completion
1	Land Cost	8,827.81	1,569.99	7,257.82
2	External Development Cost	1,923.83	625.66	1,298.17
3	Infrastructure Development Charges	185.19	185.19	-
4	Internal Development works	1,140.30	-	1,140.30
5	Cost of Construction	40,373.00	-	40,373.00
6	Cost of Construction of Community Buildings	2,166.83	-	2,166.83
7	Other Cost	7,462.07	52.55	7,409.52
	Total Cost	62,079.04	2,433.39	59,645.65

The certificate has been issued on the basis of records and other relevant documents in relation thereto produce before us and upon specific request by the promoter.

For Praveen Aggarwal & Co.

Chartered Accountants

FRN: 000044N



Praveen Kumar Aggarwal – FCA

Partner

M.No: 015159

UDIN: 25015159BMIVIL9661

Place: New Delhi

Date: 13th October 2025