



# PANDEY B & COMPANY

CHARTERED ACCOUNTANTS

To,  
The Chairman,  
Haryana Real Estate Regulatory Authority,  
New PWD Rest House, Civil Lines,  
Gurugram, Haryana.

Respected Sir,

M/s Svabhumi Realtors Private Limited ("Company") (CIN# U68100HR2023PTC111218) having its registered office at 12A Floor, Tower-2, M3M International Financial Center, Sector-66, Gurgaon, Haryana, India, 122002 is under the process of development of the Affordable Group Housing Colony namely "Smartworld Nature's Court I" over an area admeasuring 8.28 acres out of 10.98252 acres Affordable Group Housing Colony as per the terms and conditions of licence no 168 of 2025 dated 08.09.2025 over an area admeasuring 139.79375 acres situated at Village Bas Haria and Jhund Sarai Abad, Sector-M9, M10 and M11 Manesar, Gurugram, Haryana under RERA Act, 2016. Based upon the scrutiny of the filled-up formats i.e. DPI, REP - I (A-H) as uploaded on the website of HRERA, Gurugram and enclosures and also the books of accounts of the Company, we hereby verify as follows: -

| Sr. No | Row Labels                      | Total Units  | Sold Units | Carpet Area Sqm | Carpet Area Sqft |
|--------|---------------------------------|--------------|------------|-----------------|------------------|
| 1      | 2BHK + UTILITY<br>(UNIT TYPE-A) | 914          | 0          | 54,840          | 5,90,298         |
| 2      | 2BHK + UTILITY<br>(UNIT TYPE-B) | 286          | 0          | 16,748          | 1,80,271         |
| 3      | 1BHK + UTILITY<br>(UNIT TYPE-C) | 14           | 0          | 604             | 6,499            |
|        | <b>Grand Total</b>              | <b>1,214</b> | <b>0</b>   | <b>72,191</b>   | <b>7,77,068</b>  |

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

For **PANDEY B & COMPANY**  
Chartered Accountants  
FRN No. 032118C

  
(CA BRIJ BIHARI PANDEY)

Proprietor  
M.No 543766  
UDIN: 25543766BMJLZ02923  
Place: New Delhi  
Date: 05.12.2025

