

CERTIFICATE

M/s Union Buildmart Private Limited ("Company") (CIN# U70100HR2012PTC089615) having its registered office at 41st Floor, Tower-1, M3M, International Financial Center, Sector-66, Badshahpur, Gurugram, Haryana has informed us about their intent of submission of required documents for registration of their Commercial Component being part of Group Housing Colony (Mix Land Use) under TOD Policy namely "M3M Capital Financial Centre" being Phase 4 of the licensed colony over an area admeasuring 1.42585 acres out of total licensed area admeasuring 15.0625 acres situated at Sector-113, Gurugram, Haryana.

Accordingly, on the basis of books of accounts provided by the Company, following is certified: -

Amount Paid by the promoter/associated companies towards the project being applied for registration of the project namely "**M3M Capital Financial Centre**" (All figures in Lacs.)

Particulars	Budget (in lacs)	Incurred (in lacs)	Balance (in lacs)
Total (1+2+3+4+5)	55,415.47	12,765.03	42,650.44
1. Total Land Cost	3,176.59	3,176.59	-
Land Cost (Sale Deed)	615.99	615.99	-
Land Cost (TDR Sales Consideration)	2,560.60	2,560.60	-
2. External Development Charges for additional TDR FAR	3,190.81	3,190.81	-
3. Infrastructure Development Works (IDW)	1,858.16	-	1,858.16
4. Cost of Construction (COC)	34,569.28	2,830.30	31,738.98
5. Others	12,620.64	3,567.33	9,053.31
IAC (TOD & TDR)/ Scrutiny for BP	3,513.78	3,513.78	-
RERA Fee	8.55	8.55	-
Labour Cess	220.80	45.00	175.80
Admin & Overheads	815.01	-	815.01
Contingency	815.01	-	815.01
Income Tax	727.40	-	727.40
Marketing	1,630.02	-	1,630.02
Brokerage	4,890.07	-	4,890.07

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

For **Sudhir Kumar & Company**
Chartered Accountants
FRN No. 026296N



(CA Sudhir Kumar)
Proprietor
M.No 501230

UDIN: 26501230CHTZMG3401



Place : Gurugram
Date: 12.06.2026