SANJAY V GUPTA & ASSOCIATES
Chartered Accountants

+91-9911433045,9911662021
Email: svguptassociates@yahoo.co.in
sanjay@lawbirdconsulting.com

TO WHOMSOEVER IT MY CONCERN

We, Sanjay V Gupta & Associates (Chartered Accountants) on the basis Of records, layout plan and information & explanation given by the management of M/s. Experion Developers Private Limited (CIN: U70109DL2006FTC151343) having its registered office at F- 9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka, New Delhi, New Delhi, Delhi, India, 110075 confirm that the company is planning to launch Group Housing Society at Sector 88A, Gurgaon in the name & style of " **EXPERION EMERELLE RESERVE** " and as per approved layout plan total details of Floors and units as follows :

S. No.	Apartment Type	Total No. of Units	Carpet Area per unit (Sq Mtr)
1	2 BHK+U	6	90.07
2	2 BHK+U(L)	6	104.68
3	2 BHK+U_E (L)	2	101.35
4	3 BHK+U	74	107.14
5	3 BHK+U(L)	152	124.95
6	3BHK+U_E(L)	2	123.18
7	4 BHK+U	78	146.52
8	RETAIL-Shop	3	31.94
9	RETAIL-Shop	1	30.70
10	RETAIL-Shop	1	18.41
11	RETAIL-Shop	1	32.89
12	RETAIL-Shop	1	39.12
13	RETAIL-ATM	1	16.85
14	RETAIL-ATM	1	20.77
15	RETAIL-Shop	1	21.05
16	RETAIL-ATM	1	10.32
17	RETAIL-Shop	1	39.80
18	RETAIL-Shop	1	39.35
Total		**333**	

For Sanjay V Gupta & Associates
Chartered Accountants
Firm registration number: 018701N

SANJAY GUPTA
Digitally signed by SANJAY GUPTA
Date: 2026.10.27 19:04:30 +05'30'

Sanjay Gupta
Membership Number: 500613
Partner

Date: 27 October 2026
Place: New Delhi
UDIN: 26500613UUNBFX9124

SANJAY V GUPTA & ASSOCIATES
Chartered Accountants

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Email: svguptassociates@yahoo.co.in
sanjay@lawbirdconsulting.com

TO WHOMSOEVER IT MY CONCERN

We Sanjay V Gupta & Associates (Chartered Accountants) on the basis of books of accounts, records, budgeted data and information and explanation given to us by the management of M/s. Experion Developers Private Limited (CIN: U70109DL2006FTC151343) having its registered office at F- 9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka, New Delhi, Delhi, India, 1 10075, in regards to the project " **EXPERION EMERELLE RESERVE** " (DTCP License no.135 of 2024 dated 04.11.2024) located in Sector 88A, Gurugram under RERA Act, 2016. confirm that the sources of funds is as follows: -

Financial resources of the project and phase		
S.No.	**Description**	**For project (Amount in Lakh)**
1	Equity by the promoter	14,017.68
2	Loan or advances	
	a. From financial institution/banks	8,425.59
	b. From Other Sources	
3	Others	
4	Instalments from allottees before completion (sold inventory instalments)	92,147.82
	Total financial resources of the project	**1,14,591.09**

For Sanjay V Gupta & Associates
Chartered Accountants
Firm registration number: 018701N

SANJAY GUPTA
Digitally signed by SANJAY GUPTA
Date: 2026.10.27 19:01:58 +05'30'

Sanjay Gupta
Membership Number: 500613
Partner

Date: 27 October 2026
Place: New Delhi
UDIN: 26500613OFLKQR9188

SANJAY V GUPTA & ASSOCIATES
Chartered Accountants

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NET WORTH CERTIFICATE

This is to certify that Net Worth of M/s Experion Developers Private Limited, (hereinafter referred to as "the Company"), having CIN: U70109DL2006FTC151343 and registered office situated at F-9, First Floor, Manish Plaza 1, Plot no. 7, MLU, Sector-10, Dwarka, New Delhi- 110075, on standalone basis in respect of financial year ending 31 March 2026 is as given below:

(Rs. in lacs)

S. No.	Particulars	March 31, 2026
1	Paid up share capital	253.42
2	Add: Equity Portion of Compound Financial Instrument	6,214.59
3	Add: Security Premium Reserve	1,48,967.05
4	Add: Capital Reserve	34.34
5	Add: Retained Earnings	99,955.69
	Net Worth as at 31 March 2026	**2,55,425.09**

The above data has been arrived on the basis of audited financial statements of the Company for the financial year 2025-26.

For SANJAY V GUPTA & ASSOCIATES
Chartered Accountants
Firm registration no.: 018701N

SANJAY GUPTA
Digitally signed by SANJAY GUPTA
Date: 2026.10.06 18:06:19 +05'30'

Sanjay Gupta
Partner
Membership no.: 500613

Place: New Delhi
Date: 06th October 2026
UDIN: 26500613JGSQIE1874