

TO WHOMSOEVER IT MAY CONCERN

We, Khanna Puri Wadhawan & Co. Chartered Accountants do hereby certify that Anant Raj Limited, a company having its registered office at CP-01, Sector-8, IMT Manesar, Gurugram, Haryana the-122051 having PAN No.AABCA3972B and CIN No.L45400HR1985PLC021622 is developing Plotted Colony Project under the name of "Anant Raj Estate" situated in Villages Kadarapur & Ullawas, Sec-63A, Gurugram, Haryana, duly approved and granted licences by Director General, Town & Country Planning, Haryana vide License no.119 of 2011, 71 of 2014 and 104 of 2019.

Now, in addition to above existing licenses, company have also obtained additional license no.211 of 2023 for an area of 11.8375 acres for development of plotted colony in Sec 63A, Gurugram. Company has also obtained approval from Director General, Town & Country planning, Haryana for phase wise planning of the said additional license. Thus, the Company is applying initially for registration of area 6.075 acre with RERA out of the total additional license area of 11.8375 acres as per phase wise approval.

On the basis of records, documents, information and explanations produced before us, as provided by the company, we hereby certify the following pertaining to Project being applied for registration with RERA (6.075 acres) which is **Phase IV of the project Anant Raj Estate**:

<u>COST OF PLOTTED COLONY PROJECT UNDER LIC. NO.211 of 2023 – "ANANT RAJ ESTATE PHASE IV", AT SEC-63A, GURUGRAM, (PART AREA OF LICENSE - 6.075 ACRES)</u>			
Sr. no.	Cost Components	Amount (In Lakhs)	
		Estimated (Column -A)	Incurred & Paid (Column -B)
1 i	Land Cost (Company's contribution towards Phase IV of the Project)		
I	Purchaseable FAR		
	Sub total (Land Cost)	6820.55	6820.55
1 ii	Construction Cost / Development Cost		
A	Estimated Internal Development Works Cost	1618.84	0.00
B	On-site expenditure for development of entire project excluding cost of construction as per (a) or (b) above, i.e. salaries, consultants fees, site overheads, admin & mktg, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered	1000.00	17.68
C	Payment of EDC / IDC (excluding penalty / interest etc)	830.98	344.46
D	Payment of Taxes, cess, fees, charges, CLU / Lic. Fee / Renewal/ Scrutiny fee/ Rera fee/ premiums, interest etc. to any Statutory Authority.	555.42	423.14



E	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	600.00	0.00
	Sub total (Development Cost (A to E))	4605.24	785.28
2	Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column –A	11425.79	
3	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column – B	7605.83	
4	Percentage of expenses incurred in terms of total estimated cost	66.56%	
On the basis of verification of records / information provided, we certify that the details furnished by the Company under the REP – I (A-H) form for registration of Project with RERA, are correct and are in line with the expenses certified hereinabove.			

This certificate has been issued at specific request of the Company.



For Khanna Puri Wadhawan & Co.
Chartered Accountants
FRN. 010530N

K. U. Sood
(Pradeep K. Sood)
Partner
M. No 082971

Place: Faridabad
Dated: 28.08.2025
UDIN: 25082971BMNVKV7612