HPMS & ASSOCIATES

(CHARTERED ACCOUNTANTS)

17, DDA Shopping Complex, Mansarover Park, Shahdara, Delhi - 110032

Mobile: 09811920953, E-mail – ca.mohanrawat@gmail.com

INDEPENDENT PRACTITIONER'S CERTIFICATE

Certificate regarding Estimated Cost and Means of Finance of the Project

Purpose

This certificate is issued at the specific request of **M/s DVOK Buildcon LLP** ("the Promoter") solely for submission to the **Haryana Real Estate Regulatory Authority (HRERA), Gurugram** in connection with the registration of the real estate project **"Suncity's Monarch Club (Club and Other Sports Facilities), Sector-78, Gurugram"** under the Real Estate (Regulation and Development) Act, 2016. This certificate is intended only for the aforesaid purpose and should not be used for any other purpose without our prior written consent.

Management's Responsibility

The Management of the Promoter is responsible for:

- preparing the estimated cost and means of finance of the project;
- maintaining proper books of account, project records and supporting documents;
- determining the estimates and projections based on its assumptions and business plans; and
- providing us with complete, accurate and relevant information and explanations for the purpose of this certificate.

The Management is solely responsible for the estimates and projections relating to future costs and future sources of finance.

Practitioner's Responsibility

Our responsibility is to issue this certificate based on the books of account, records, supporting documents and information produced before us by the Management. This certificate has been issued in accordance with the **Guidance Note on Reports or Certificates for Special Purposes** issued by the Institute of Chartered Accountants of India (ICAI).

Our work does not constitute an audit or review in accordance with the Standards on Auditing issued by ICAI. Accordingly, we do not express an audit opinion or provide any assurance on the future estimates and projections.

Basis of Certification

For the purpose of this certificate, we have examined:

- the books of account and financial records maintained by the Promoter;
- project-wise records relating to costs incurred;
- supporting documents and other relevant records made available to us; and

MANMOHAN S RAWAT

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- the information and explanations provided by the Management.

The estimated future costs and means of finance are based on the assumptions and projections made by the Management, which have not been independently verified by us.

Certificate

Based on our examination of the books of account, records and supporting documents produced before us, and according to the information and explanations furnished by the Management, we certify that:

1. The **project cost already incurred** as stated in the statement of **Estimated Cost of the Project** is in agreement with the books of account and project records maintained by the Promoter.

2. The **estimated balance cost to be incurred** and the **estimated means of finance to be obtained** are based on the projections, estimates and assumptions provided by the Management.

3. The statement of **Estimated Cost and Means of Finance** prepared by the Management for the project **"Suncity's Monarch Club (Club and Other Sports Facilities), Sector-78, Gurugram"** has been compiled from the books of account, records and information made available to us. The historical figures are in agreement with the books and records produced before us, whereas the projected figures represent Management estimates and assumptions and do not constitute facts.

Restriction on Use

This certificate has been issued solely for submission to the **Haryana Real Estate Regulatory Authority (HRERA), Gurugram** in connection with registration of the aforesaid project. It should not be used, quoted or relied upon by any other person or for any other purpose without our prior written consent. We do not accept or assume any responsibility or liability to any person other than the Promoter in respect of this certificate.

For **HPMS & ASSOCIATES**
Chartered Accountants
Firm Registration No.: 022072N

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CA MANMOHAN S RAWAT
Partner
Membership No.: 509522
UDIN: **26509522OJAPBK9378**

Place: Delhi
Date: 05/08/2026

Enl:
a) Statement Of Cost and Means of Projects

COST AND MEANS OF PROJECTS

Name of Project: Suncity's Monarch Club, (Club and Other Sports Facilities) Sector 78, Gurugram

ESTIMATED COST OF THE PROJECT

(Amount in Rs Lakh)

Particulars	Already Incurred	To be incurred	Total
Land Cost	7,882.82	-	7,882.82
Development & Construction Cost	16.09	5,250.16	5,266.25
IDW	-	387.20	387.20
Other Cost Inc EDC/IDC	1,301.09	3,230.47	4531.56
Total	**9,200.00**	**8,867.83**	**18,067.83**

ESTIMATED MEANS OF THE PROJECT

(Amount in Rs Lakh)

Particulars	Already Obtained	To be Obtained	Total
Promoters Contribution/Others	9,200.00	8,867.83	18,067.83
Advance from Customers	-	-	-
Term Loan	-	-	-
Total	9,200.00	8,867.83	18,067.83

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