P R A G S & Associates

Chartered Accountants

To,
M/s 4S Developers Pvt. Ltd.
6th Floor, IREO Grand View Tower
Sector 58 Gurgaon, Haryana 122102

Based on information provided & relevant records produced before us of **M/s 4S Developers Private Limited** having corporate office at 6th Floor, IREO Grand View Tower, Sector 58 Gurgaon Haryana 122102. The Company have applied for registration of ongoing Affordable group housing residential project area admeasuring 7.207 acre for Phase-1 namely **"Aster Avenue 36"** situated in Village-Dhunela, Sector 36, Sohna Gurugram. We hereby Confirm on the basis of the records, information and explanation by the company, we hereby verify the following: -

Rs. in Lacs

Particulars	**Estimated Cost**	**Expenses incurred till the date**	**Cost to be Incurred**
Land Cost	5376.78	5376.78	-
EDC	940.06	740.02	200.04
Licence Fees	26.05	26.05	-
Conversion charges	74.22	74.22	-
Cost of construction	15514.97	8033.66	7481.31
Cost of Infrastructure	5974.14	-	5974.14
Cost of construction of community facilites	44.15	-	44.15
Any other Cost	8534.48	7102.26	1432.22
TOTAL (Rs. in Lacs)	**36484.85**	**21352.99**	**15131.86**

The certificate has been provided on the basis of provisional books of accounts and solely for the purpose of application to be submitted with RERA authority and should not be reporoduced or used for any other purpose without our consent Verification.

Yours Faithfully
For P R A G S & Associates
Chartered Accountants
FRN: 508922C

RAMCHANDRA PRASAD SAH
Digitally signed by RAMCHANDRA PRASAD SAH
Date: 2026.08.17 18:23:02 +05'30'

Ramchandra Prasad Sah
Partner
M.No. 513132
UDIN: 26513132QKJGBQ9361

Date: 17.08.2026
Place: Gurugram

H.O.: 202, Second Floor, Plot No-16, Keshav Complex, Veer Savarkar Block, Shakarpur, Delhi-110092
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