PANDEY B & COMPANY
CHARTERED ACCOUNTANTS

To, The Chairman,
Haryana Real Estate Regulatory Authority
New PWD Rest House, Gurugram Haryana

On the basis of books of accounts and documents provided by M/s Adhikaansh Realtors Private Limited ("Company") (CIN# U70109HR2020PTC090928) having its registered office at 12A, Tower 2, M3M International Financial Centre, Sector 66, Gurugram which is in the process of undertaking development of Independent Floors over an Affordable Residential Plotted Colony under DDJAY namely "SMARTWORLD GEMS 2" over an area admeasuring 3.89 Acres out of 57.4 Acres Licensed Land situated in Sector 89, Gurugram. under the RERA Act, 2016. Based upon the scrutiny of the filled-up formats i.e., DPI, REP – I (A to H) as uploaded on the website of HRERA, Gurugram, and enclosures, we hereby verify as follows:

Amount Paid by the promoter through equity/ loan/advances from internal accruals /associated companies towards the project being registered namely "**SMARTWORLD GEMS 2"**

Heads	Budget (in Lacs)	Incurred (in Lacs)	Balance (in Lacs)
Total amount budgeted & spent up to date of application for registration (1+2+3+4+5+6)	**35,714.08**	**11,800.55**	**23,913.53**
Total Land	**7,189.78**	**7,189.78**	**-**
Land	6,965.61	6,965.61	-
License Fee	132.48	132.48	-
Conversion Charges	47.52	47.52	-
Scrutiny for BP	40.11	40.11	-
Scrutiny fees for Grant of License	4.06	4.06	-
Internal Development Charges	**130.01**	**130.01**	**-**
External Development Charges	**793.94**	**793.94**	**-**
EDC-Principle	721.50	721.50	-
Additional EDC for .64 FAR	72.45	72.45	-
Construction Cost (COC) (excluding taxes)	**18,655.55**	**3,259.76**	**15,395.80**
Infrastructure Development (IDW)	**1,483.60**	**-**	**1,483.60**
Others	**7,461.19**	**427.07**	**7,034.13**
Administrative charges	813.42	-	813.42
Taxes	5,473.52	-	5,473.52
Labour cess for 0.64 FAR	131.14	131.14	-
Others	813.42	66.23	747.19
IAC Charges for Completion	29.64	29.64	-
Additional License Fees for 0.64 FAR	200.07	200.07	-

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

Place: Gurgaon
Date : 18.10.2024
UDIN: 24543766BKBNGR7372

BRIJ BIHARI PANDEY
Digitally signed by BRIJ BIHARI PANDEY
Date: 2024.10.18 11:20:44 +05'30'

CA Brij Bihari Pandey
Prop.
Membership No. 543766

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