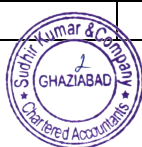


CERTIFICATE

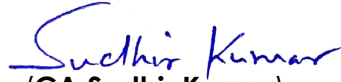
On the basis of books of accounts provided by M/s Metro Education & Welfare Private Limited ("**Company**") (CIN#U70100HR2010PTC086524) having its registered office at 41st Floor, Tower-1, M3M International Financial Center, Sector-66, Badshahpur, Gurgaon, Haryana. The company is under the process for the **amendment in the RERA registration** of their Group Housing Colony (Mix Land Use) under TOD Policy namely "**M3M Residences by Elie Saab**" over an area admeasuring 2.7505 acres out of total licenced land area 15.99375 acres situated at Sector-111, Gurugram under the RERA Act, 2016. Based upon the scrutiny of the filled-up formats i.e., DPI, REP – I (Form A-H) as uploaded on the website of HRERA, Gurugram, and enclosures and the books of accounts of the Company, we hereby verify as follows:

Amount Paid by the promoter as advances received from associated companies towards the project being registered namely " M3M Residences by Elie Saab "			
Total Amount collected from the allottees up to the date of application of amendment of RERA Registration.	1,575.05/- Lacs		
Heads	Budget	Incurred	Balance
	(in Lacs)	(in Lacs)	(in Lacs)
Total amount budgeted & spent up to date of application for registration (1+2+3+4+5)	210058.75	11777.18	198281.57
1. Land cost	54166.31	2730.00	51436.31
DRA Cost	51436.31	0.00	51436.31
TDR Sales Consideration	2730.00	2730.00	0.00
2. External Development Charges	3206.32	3206.32	0.00
EDC- TDR	3206.32	3206.32	0.00
3. Cost of Construction	97091.58	3499.20	93592.38
4. Internal Development Works	1742.86	72.04	1670.82
5. Other costs	53851.67	2269.62	51582.06
Contingency	3951.87	0.00	3951.87
Admin & Overheads	11855.61	2.88	11852.73
IAC TDR, IAC TOD & Scrutiny BP Fees & IAC	2072.05	2072.05	0.00
Taxes on COC & IDW	19759.35	0.00	19759.35
Labour Cess	355.63	145.00	210.63
Any other (RERA reg. fees)	49.68	49.68	0.00
Marketing Costs	3951.87	0.00	3951.87
Brokerage	11855.61	0.00	11855.61



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.

For **Sudhir Kumar & Company**
Chartered Accountants
FRN No. 026296N


(CA Sudhir Kumar)

Proprietor
M.No 501230

UDIN: 26501230LVBCGE4119



Place : Gurugram
Date: 26.06.2026