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

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/compliance requirements under the Real Estate (Regulation and Development) Act, 2016, for the project **"Suncity's Monarch Club"** situated at Sector-78, Gurugram. 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:

- maintaining proper books of account and project-wise records;
- preparing the statement of expenditure incurred and estimated expenditure to be incurred;
- preparing the estimates based on technical assessments, contracts, budgets and other relevant information; and
- providing us with complete and accurate records, information, explanations and written representations necessary for issuance of this certificate.

The Management is solely responsible for the assumptions and estimates relating to future expenditure.

Practitioner's Responsibility

Our responsibility is to issue this certificate based on the examination of the books of account, project records and supporting documents produced before us. 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 procedures do 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 any assurance on the estimated future expenditure.

Basis of Certification

For the purpose of this certificate, we have examined:

- books of account maintained by the Promoter;
- project-wise expenditure records;
- invoices, agreements and other supporting documents made available to us;
- estimates and budgets prepared by the Management; and
- such other records, information and explanations as considered necessary.

MANMOHAN S RAWAT

Digitally signed by MANMOHAN S RAWAT
DN: c=IN, o=Personal, postalCode=110092, l=East Delhi, st=Delhi, street=S-386 BARAMAD EAST DELHI-110092, 2.5.4.20=09fd1efe26d8eee652a5a81e7297ab aa03a37dc18a46bae1d0a279ebbd71af88, serialNumber=805a195a247b4584f78a53fbe 794b1d2ccf6712cecd5049c41fad3a4f34f16b 0, email=ca.mohanrawat@gmail.com, cn=MANMOHAN S RAWAT
Date: 2026.08.05 12:58:43 +05'30'

The expenditure already incurred has been verified with the books and records produced before us. The estimated expenditure yet to be incurred is based on the Management's projections and assumptions and has 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 the expenditure incurred and the estimated expenditure to be incurred in respect of the project **"Suncity's Monarch Club"**, being developed by **M/s DVOK Buildcon LLP**, is as follows:

Particulars	**Expenditure Incurred (Rs. in Lakh)**	**To be incurred (Rs. In Lakh)**
Estimated cost of project:		
(a) Cost of the land	7,882.82	-
(b) Cost of Construction and Development	16.09	5250.16
(c) Cost of Infrastructure and other Structures	-	387.20
(d) Other cost including EDC, Taxes, Levies etc.	1,301.09	3,230.47
Total	**9,200.00**	**8,867.83**

The above statement has been compiled from the books of account, project records and information furnished by the Management. The figures relating to expenditure already incurred are in agreement with the books and records produced before us. The figures relating to expenditure yet to be incurred represent the Management's estimates and projections and should not be construed as a guarantee of the actual expenditure that may ultimately be incurred.

Restriction on Use

This certificate has been issued solely for submission to the **Haryana Real Estate Regulatory Authority (HRERA), Gurugram** for the purpose stated above. It should not be used, referred to 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

MANMOHAN S RAWAT

Digitally signed by MANMOHAN S RAWAT
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Date: 2026.08.05 12:59:16 +05'30'

CA MANMOHAN S RAWAT
Partner
Membership No.: 509522
UDIN: **26509522CBXZGP1902**

Place: Delhi
Date: 05/08/2026