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CERT. NO: CERT/2025-26/17

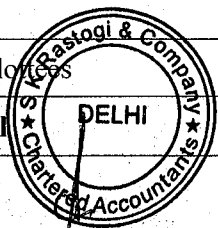
UDIN NO: 25095532BMKQBO5748

TO WHOMSOEVER IT MAY CONCERN

This is to certify that as per records produced before us by **HOBBY DEVELOPERS LLP** Regd. office:-
- Plot no-10, 3rd floor, Local Shopping Complex, B-1, Vasant Kunj, New Delhi-110070. The projected financial details and details of Residential units of Project **“Green Valley Homes”** which is situated in Green Valley, Sector – 35, Sohna, Gurugram Haryana, are as per detail given below: -

I. FINANCIAL DETAILS OF THE PROJECT

1.	Project Cost Details						
	S. No.	Component					Estimated Cost
	1.	Land Cost					1,171.41 Lacs
	2.	Cost of Construction (Including Consultant Fees) (As estimated by management)					3476.74 Lacs
	3.	Cost of Construction of Community Facilities					-
	4.	Cost of infrastructure and internal development					-
	5.	Other Cost (Including Labour cess etc) (As estimated by management)					1,531.00 Lacs
		Total Project Cost					6179.15 Lacs
2.	Project Sale proceeds						
	1	Total estimated sale value of units/ plots/ apartment/ sale proceeds.					
		Component	Area.	No.	Rate	Estimated sale proceeds	
		Residential	43480 Sq. Ft	56	16,500/Sq. Ft	7,174.20 Lacs	
		Estimated total of sale proceeds (As estimated by management)					7,174.20 Lacs
	2.	Total cost of cost of the project					6179.15 Lacs
	3.	Returns from the project					995.05 Lacs
3.	Financial resources						
	1	Equity by the promoters				-	
	2	Loan or advances (Promoters) (As estimated by management)				1471.41 Lacs	
	3	Others				-	
	4	Instalments from allottees				4707.74 Lacs	
	Total				6179.25 Lacs		

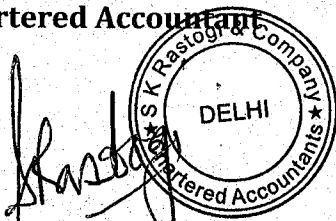


II. DETAILS OF RESIDENTIAL UNITS OF THE PROJECT

1.	Details of Plots in case of Plotted Residential Colony and Plotted Industrial Colony				
	Block No.	Plot type	Unit size	No. of units	Total estimated sale value
	NA	NA	NA	NA	NA
2.	Details of Apartments for Residential Floors				
	Plot No.	No. of Floors	Carpet area Per Unit (in sq. ft.)	Total No. of Carpet Area (In Sq. ft)	Total estimated sale value (Rs. In Lakhs)
	A-12	4	791.00	3,164.00	522.06
	A-13	4	791.00	3,164.00	522.06
	B-14	4	785.00	3,140.00	518.10
	B-15	4	785.00	3,140.00	518.10
	B-16	4	785.00	3,140.00	518.10
	B-17	4	785.00	3,140.00	518.10
	B-18	4	785.00	3,140.00	518.10
	B-19	4	785.00	3,140.00	518.10
	B-20	4	785.00	3,140.00	518.10
	B-21	4	785.00	3,140.00	518.10
	D-43	4	752.00	3,008.00	496.32
	D-44	4	752.00	3,008.00	496.32
	D-45	4	752.00	3,008.00	496.32
	D-46	4	752.00	3,008.00	496.32
	Total - 14	56		43,480.00	7,174.20

The Projection with regards to Cost of Project, sale consideration, saleable Area and Financial resources are provided by management and we have relied on the same to give this certificate.

For SK Rastogi & Company
Chartered Accountant



Sanjeev Kumar Rastogi
(Proprietor)
M. No. 095532

Date : 22/07/2025

Place : Delhi