

To,  
The Board of directors  
**1000 TREES HOUSING PRIVATE LIMITED**  
CIN no. UN0100DL2010PTC210404  
711/92, Deepali, South Delhi, Nehru Place  
South Delhi, Delhi,  
110019

**Subject: Certificate of Verification of Cost Incurred upto 31 July 2025.**

1. This Certificate has been issued in accordance with the terms of our engagement in relation to the verification of expenditure incurred for "The Grove at Sanctuary" upto 31 July 2025.
2. The accompanying Statement of details regarding cost incurred on project (hereinafter referred to as the "Annexure") for the verification of the same as per subject mentioned above.

**Management's Responsibility for the Statement**

3. The preparation of the Statement is the responsibility of the Management of **1000 TREES HOUSING PRIVATE LIMITED (hereinafter the "Company")** including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances and to ensure that the same is free from any material misstatement or fraud.
4. The Management is also responsible for ensuring that the company complies with the requirements in respect of the statutory dues/ statutory compliance as applicable in reference to this statement of certificate.
5. The Management is also responsible to provide the books of accounts and related data without any manipulation or concealment for the purpose of verification.
6. The Management is also responsible for providing the estimated Budgeted amount as per the RERA Regulation.

**Practitioner Responsibility:**

7. Pursuant to the required documents, it is our responsibility to provide a reasonable assurance as to arithmetical accuracy and compilation of data from the books provided by the Management.
8. We conducted our examination of the Statement in accordance with the Guidance Note on Certificates or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
9. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.
10. We have verified the supporting documents on a sample basis in respect of the verification of content as per the annexure to ensure that approximately 60-80% of the value as mentioned in the certificate has been got verified.

**Opinion**

11. Based on our examination, as above, we are of the opinion that the information in the Annexure for the period mentioned above in the certificate have been accurately extracted from the books of accounts maintained by the company and data provided to us.



**Restriction on Use**

12. The certificate is addressed to and provided to the Board of Director of company solely for the purpose to ensure that the same is to be used only for the purpose of RERA compliance. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

**For APT and Co LLP.**  
**Chartered Accountants**  
(FRN: 014621C/N500088)



CA Sanjeev Aggarwal  
(Partner)  
M.No.501114  
Place: Gurugram  
Date: 20 Aug,2025  
UDIN: 25501114BMIRDD8933.



Encl: Annexure

**Certificate From Independent Chartered Accountant**

We have examined the Books of M/ S 1000 Trees Housing Private Limited (CIN - U70100DL2010PTC210404) having its registered office at 711/92, Deepali Nehru Place Delhi South Delhi DL 110019 and corporate office at Plot No 16, ATS Tower, Sector 135, Noida U.P. The Company is developing an affordable Project Residential project "The Grove at Sanctuary" situated at Sector 105, Near Daultabad Flyover District Gurugram, Haryana 122006, The Cost Incurred till the date of application (31th<sup>st</sup> July -25) is Rs. 1099.22 Lacs for above mentioned Project:

Cost Heads of the Project	Incurred till the date of Application File (Rs in Lacs)
Land Cost	160.03
EDC	679.02
IDC	53.27
Cost of Construction	
Other	206.90
Total	1099.22

Land and EDC /IDC cost has been taken as proportionate basis of sale value of above-mentioned project "The Grove at Sanctuary" at Sector -105.



This is certified that Information related to Financial as provided in Form Rep 1 is correct as per the Books of Accounts/ Financial Statement of the company.

The Above Certificate is based on information and documents produced before us.

**For APT and Co LLP.**  
**Chartered Accountants**  
(FRN: 014621C/N500088)



CA Sanjeev Aggarwal  
(Partner)  
M.No.501114  
Place: Gurugram  
Date: 20 Aug,2025  
UDIN: .25501114BMIRDD8933.

