

**TO WHOMSOEVER IT MAY CONCERN**

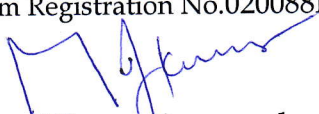
This is to certify and confirm that M/s. SPJ Properties Private Limited having PAN ABHCS4620F and Registered office at UGF-6 Antriksh Bhawan 22, K.G Marg, Connaught Place, New Delhi-110001 having Proposed project VEDATAM for setting up a Commercial Colony over and area admeasuring 4.15625 acres in Revenue Estate of Village Gurugram, Sector-14, Gurugram, Haryana vide License No 101 of 2024 Dated 29 July 2024 (after migration from license no. 125 of 2023) and as per the estimates showed by the company, the estimated proposed total cost of the project is as follows:

Sl. No.	Particulars	Amount (in Lacs)
1	Land Cost	5000.00
2	Stamp Duty on Land Purchase	366.62
3	Conversion Charges	247.26
	<b>Total Land Cost</b>	<b>5613.88</b>
4	License Fee	1425.00
5	EDC	2020.47
6	IDC	294.68
7	Construction Cost	24000.00
8	Infrastructure Development Work Cost	700.00
9	Other Cost	6000.00
	<b>Total (4+5+6+7+8+9)</b>	<b>34440.15</b>
	<b>Grand Total (1 to 3 &amp; 4 to 9)</b>	<b>40054 .03</b>

We have verified the above on the basis of books of accounts, record and relevant documents produced before us for verification.

This certificate is being issued solely at the request of the company for the purpose of submission to the Haryana Real Estate Regulatory Authority, Gurugram (HARERA) and it is not to be used, circulated, quoted or otherwise, referred to any other purpose without or written consent.

For Manoj Kamal & Co.  
Chartered Accountant  
Firm Registration No.020088N

  
Manoj Kumar Aggarwal  
M. No.503935  
UDIN: 24503935BKBEJP4114



Date: - 16.12.2024  
Place:-New Delhi

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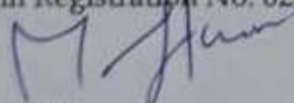
This is to certify and confirm that M/s. SPJ Properties Private Limited having PANABHCS4620Fand Registered office at UGF-6 Antriksh Bhawan 22, K.G Marg, Connaught Place, New Delhi-110001 having Proposed project VEDATAM for setting up a Commercial Colony over and area admeasuring 4.15625 acres in Revenue Estate of Village Gurugram, Sector-14, Gurugram, Haryana vide License No101 of 2024 Dated 29 July 2024 (after migration from license no. 125 of 2023). The cost incurred for the said project as on 16.12.2024 as follows:

Sl. No.	Particulars	Amount (in Lacs)
1	Land Cost	5000.00
2	Stamp Duty on Land Purchase	366.62
3	Conversion Charges	247.26
	<b>Total Land Cost</b>	<b>5613.88</b>
4	License Fee	1425.00
5	EDC	833.00
6	IDC	274.00
7	Labour Cess	60.00
8	Other Cost	345.58
	<b>Total (4+5+6+7+8)</b>	<b>2937.58</b>
	<b>Grand Total(1 to 3 &amp; 4 to 8 )</b>	<b>8551.46</b>

We have verified the above on the basis of the books of accounts, records and relevant documents produced before us for verification.

This certificate is being issued solely at the request of the company for the purpose of submission to Haryana Real Estate Regulatory Authority, Gurugram (HARERA) and it not to be used, circulated, quoted or otherwise, referred to any other purpose without or written consent.

For Manoj Kamal & Co.  
Chartered Accountant  
Firm Registration No. 020088N



Manoj Kumar Aggarwal  
M. No.503935  
UDIN: 24503935BKBEJO3846



Date: - 16.12.2024  
Place:-New Delhi

TO WHOMSOEVER IT MAY CONCERN

Based on the books of accounts and records of M/s. SPJ Properties Private Limited (the company) having PAN ABHCS4620F and Registered office at UGF-6 Antriksh Bhawan 22, K.G Marg, Connaught Place, New Delhi-110001 produced before us and explanation provided by management. We hereby certify that as on 16.12.2024, the Paid up share Capital of the Company is Rs. 9,50,00,000/-. The details of the shareholders are as under:

Sl. No.	Name of Shareholders	No. of shares held	Amount per share	Amount	% (percentage)
1	SPJ INFRATECH PRIVATE LIMITED (Formely Known as Skybase Infra Private Limited )	6000000	10	60000000	63.158%
2	PANKAJ JAIN	2500000	10	25000000	26.316%
3	HOST FINANCE AND INVESTMENTS PRIVATE LIMITED	1000000	10	10000000	10.526%
	<b>Total</b>	<b>9500000</b>		<b>95000000</b>	<b>100%</b>

This certificate is being issued solely at the request of the Company for the purpose of the submission in respect of Proposed Project VEDATAM, a commercial colony situated at Revenue Estate of Village Gurugram, Sector-14, Gurugram, Haryana vide License No 101 of 2024 Dated 29 July 2024 (after migration from license no. 125 of 2023) to Haryana Real Estate Regulatory Authority, Gurugram (HARERA) and it not be used, circulated, quoted or otherwise, referred to any other purpose without or written consent.

For Manoj Kamal & Co.  
Chartered Accountant



Manoj Kumar Aggarwal  
Firm Registration No. 020088N  
M. No. 503935  
UDIN: 24503935BKBEJQ9869  
Date: - 16.12.2024

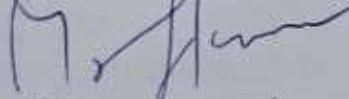
**TO WHOMSOEVER IT MAY CONCERN**

Based on the books of accounts and records of M/s. SPJ Properties Private Limited (the company) having PAN ABHCS4620F and Registered office at UGF-6 Antriksh Bhawan 22, K.G Marg, Connaught Place, New Delhi-110001 produced before us and explanation provided by management, we hereby certify that There is no undisputed statutory dues for the period upto 31 July 2024 including provident fund, investor education protection fund, employee estate insurance, income Tax, GST, Custom Duty and there is no default in repayment to bank and Financial Institutions etc. as applicable to the company as on date of the certificate.

Further certify that net worth of the company "SPJ Properties Private Limited" as on 16.12.2024 is 2150.28 (In Lacs) only.

This certificate is being issued solely at the request of the Company for the purpose of the submission in respect of Proposed Project VEDATAM, a Commercial Colony situated at Revenue Estate of Village Gurugram, Sector-14, Gurugram, Haryana vide License No 101 of 2024 Dated 29 July 2024 (after migration from license no. 125 of 2023) to Haryana Real Estate Regulatory Authority, Gurugram (HARERA) and it not be used, circulated, quoted or otherwise, referred to any other purpose without or written consent.

For Manoj Kamal & Co.  
Chartered Accountant



Manoj Kumar Aggarwal  
Firm Registration No. 020088N  
M. No. 503935  
UDIN: 24503935BKBEJR6112  
Date: - 16.12.2024  
Place: - New Delhi

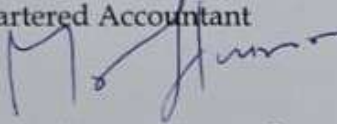


TO WHOMSOEVER IT MAY CONCERN

Based on the books of accounts and records of M/s. SPJ Properties Private Limited (the company) having PAN ABHCS4620F and Registered office at UGF-6 Antriksh Bhawan 22, K.G Marg, Connaught Place, New Delhi-110001 produced before us and explanation provided by management, we hereby certify that the information provided in REP-I is correct.

This certificate is being issued solely at the request of the Company for the purpose of the submission in respect of Proposed Project VEDATAM, a commercial colony situated at Revenue Estate of Village Gurugram, Sector-14, Gurugram, Haryana vide License No 101 of 2024 Dated 29 July 2024 (after migration from license no. 125 of 2023) to Haryana Real Estate Regulatory Authority, Gurugram (HARERA) and it not be used, circulated, quoted or otherwise, referred to any other purpose without or written consent.

For Manoj Kamal & Co.  
Chartered Accountant



Manoj Kumar Aggarwal  
Firm Registration No. 020088N  
M. No. 503935  
UDIN: 24503935BKBEJS8184  
Date: - 16.12.2024  
Place: - New Delhi