



TRK & ASSOCIATES

CHARTERED ACCOUNTANTS

To

M/s Worldwide Resorts and Entertainment Pvt. Ltd.

House No. 738, 2nd Floor, Block A,

Shastri Nagar, North West Delhi, 110052

New Delhi

Subject: land for the project titled as “M9 Square”

M/s Worldwide Resorts and Entertainment Private Limited ("Company") (CIN-U74999DL2016PTC299194) having its registered office at House No 738, 2nd Floor, Block A, Shastri Nagar, New Delhi, North West Delhi, India -110052 for the Company's commercial project “M9 Square” over an area admeasuring 882.28 square meter (1055.16 square yards) situated in the revenue estate of village Bans Haria, Sector M-9 of Manesar, Sub Tehsil Harsaru, District Gurugram, Haryana.

We certify that the cost of land for the project titled as “M9 Square” in area admeasuring 1055.16 square yard is derived by taking the prevailing circle rate in the respective area in Manesar Tehsil Harsaru, District Gurugram, Haryana.

The Circle Rate of the area is Rs 61,364/- per sqyd.

The Cost of land derived as follows:

Area x Circle Rate

Cost of land= 1055.16 square yards x Rs 61,364= Rs. 647.49 lacs

This is to certify that the above statement has been compiled from the records and information produced before us. This certificate is issued on the specific request of the person.

For T R K & ASSOCIATES

Chartered Accountants

FRN: 019739C

Vibhor Rajvanshi

Partner

M. No: 406773

UDIN: 26406773THULSF3004

Place:- Noida

Date:- 21st August 2026