



**PROJECT COST CERTIFICATE**

We, Shiv Satish & Associates, (Chartered Accountants), on the basis of the books of accounts, budgeted records, information, explanation and relevant documents given to us by the management of M/s. **AAR housing Private Limited** (CIN: U70102HR2010PTC134583), having its registered address at 216, 2nd Floor, JMD Pacific Square, Sector-15, Part-II, Gurugram, Haryana, 122001, in connection with their proposed upcoming real estate project known as "**GLS Aureva**", located at Sector-4, Sohna, Haryana.

Based on our review, we hereby confirm the following details as on 11<sup>th</sup> August 2025:

**Cost of Project**

(Value in Rs. Lakhs)

S No	Particulars	Projected Cost	Incurred as on 11.08.25	Balance to be incurred
1	Land Cost			
	-Land Cost (Sale Deed/Circle Value)	775.32	775.32	-
	-Conversion Charges	8.23	8.23	-
	-License Fee	30.78	30.78	-
	<b>Total Land Cost</b>	<b>814.33</b>	<b>814.33</b>	-
2	Construction Cost	21,275.31	-	21,275.31
3	Internal Development Works Cost	1,085.33	-	1,085.33
4	EDC	444.22	46.27	397.94
5	IDC	61.95	27.64	34.31
6	Marketing & Selling Expenses	3,316.35	30.85	3,285.50
7	Administrative Expenses	1,658.18	50.44	1,607.74
8	Finance Cost	2,000.00	131.22	1,868.78
9	Other	1,217.44	245.68	971.76
	<b>Total Cost</b>	<b>31,873.10</b>	<b>1,346.43</b>	<b>30,526.68</b>

**Means of Finance**

S No	Particulars	Total	Utilised	Balance
1.	Sales Proceed	30526.67	-	30526.67
2.	Equity/Others	1346.43	1346.43	-
	<b>Total</b>	<b>31873.10</b>	<b>1346.43</b>	<b>30526.67</b>

This certificate is issued on request of company for submission to the **Real Estate Regulatory Authority, Haryana**.

For Shiv Satish & Associates  
Chartered Accountants  
FRN: 025153N

*Shiv Bansal*



Shiv Bansal  
Partner

M.No.: 500273

Date: August 12<sup>th</sup> 2025

Place: Gurugram

UDIN: 25500273BMHXYW1891