ADORE PROPMART LLP

LAND COST CLARIFICATION

We, the undersigned, are developing the project known under the name and style of **"The Select Premia"** at sector-77 Gurugram. The land cost bifurcation has been noted as under:

Land Area applied for registration	9.2453 Acres
Stamp Duty Cost	13,47,46,000/-
Other charges (Registration Fees)	2,51,015/-
Land Cost (as per sale deed & paid to land owner)	1,97,81,98,245/-
TDR	40,00,00,000/-
TDS On Land	2,38,04,740/-
Total Land Cost	**Rs. 2,53,70,00,000/-**

Regards,

For ADORE PROPMART LLP

Authorized Signatory

SUDHIR KUMAR & COMPANY.
Chartered Accountants

CERTIFICATE

On the Basis of information and details provided by Management of Adore Propmart LLP (PAN Number ABUFA7397K) LLP No.: AAW-3361, having registered office at H. No. A 43, F/F Front Side Shera Mohalla, Garhi Near East of Kailash, New Delhi, 110065 in respect of Project **"The Select Premia "** Gurugram we hereby **certify** the detail regarding the Expenditure Incurred on the project:

Sr. No.	Particulars	Estimated Cost (In Lakhs)	Cost Incurred In lakhs) till 18.06.2026	Cost to be Incurred
1.	Land Cost as per sale deed	25370.00	25220.85	149.15
2	EDC Cost as per LOI	5373.65	4250.82	1122.83
3	EDC Interest	780.70	113.41	667.29
4	IDC as per LOI	976.49	976.49	0.00
5	IDC Interest	0.00	0.00	0.00
6	License Fee as per LOI and License Policy	380.45	380.45	0.00
7.	Conversion Charges	61.18	61.18	0.00
8	License Renewal Fee	0.00	0.00	0.00
9	Administrative Cost	3800.00	773.29	3026.71
10	Marketing Cost	12850.03	1369.10	11480.93
11	Cost of Construction of Apartments	55687.50	6595.46	50962.91
12	Cost of Infrastructure and others	13500.00	0.00	13500.00
13	Taxes	10000.00	1135.60	8915.75
14	Cess	1000.00	78.94	921.06
15	Any other Cost	6800.00	650.26	17168.37
	Total	**136580.00**	**41605.85**	**94974.15**

This certificate is issued on the request of the management and the above statement is true and correct as per books, records and other information provided to us for our verifications.

For **Sudhir Kumar & Company**
Chartered Accountants
FRN No. 026296N

Sudhir Kumar

(CA Sudhir Kumar)
Proprietor
M.No 501230
UDIN: 26501230TILLTO8556

Sudhir Kumar & Company ★ GHAZIABAD ★ Chartered Accountants

Place : New Delhi Date: 18.06.2026

Office Address: Shop No-FF-443, Ansal Sumanglam Building, RDC, Raj Nagar, Ghaziabad- 201001
M-9811640380 Mail: acakumarsudhir@gmail.com

SUDHIR KUMAR & COMPANY.
Chartered Accountants

NET WORTH CERTIFICATE

This is to certify that the Net worth of M/s. **Adore Propmart LLP** , (PAN Number - ABUFA7397K) LLP NO: AAW-3361, having registered office at H. No. A 43, F/F Front Side Shera Mohalla, Garhi Near East of Kailash, New Delhi, 110065 as on 31.3.2026 is Rs. 8.70 Crore only as per the statement of computation of even date annexed hereto. It is further certified that the computation of Net worth, based on my/ our scrutiny of the books of accounts, records and documents, is true and correct to the best of my / our knowledge and as per information provided to my / our satisfaction

For **Sudhir Kumar & Company**
Chartered Accountants
FRN No. 026296N

Sudhir Kumar

(**CA Sudhir Kumar**)
Proprietor
M.No 501230
UDIN: 26501230KJGOOL2217

Sudhir Kumar & Company GHAZIABAD Chartered Accountants

Place : New Delhi
Date: 18.06.2026

Office Address: Shop No-FF-443, Ansal Sumanglam Building, RDC, Raj Nagar, Ghaziabad- 201001
M-9811640380 Mail: acakumarsudhir@gmail.com

Computation of Net worth

(Annexure forming part of the Net worth Certificate of Dated 31.3.2026)

The net worth has been computed as per the format given below for the Financial Year ending 2026:

M/s. **Adore Propmart LLP**

(Rs in Crores)

Paid up Capital (A)	10.00
Add: Equity Share Premium (B)	0.00
Add: Reserve & Surplus (excluding revaluation reserves) (C)	(1.30)
Less : Statutory Reserves (D)	0.00
Less: Revaluation Reserves (E)	0.00
Less: Accumulated losses if any – (F)	0.00
Less: Intangible Assets included in the balance sheet (G)	0.00
Less: Miscellaneous Expenditure to the extent not written off– (H)	0.00
Total Net worth ((A+B+C)-(D+E+F+G+H))	**8.70**

Sudhir Kumar & Company GHAZIABAD Chartered Accountants