

TO WHOM SO EVER IT MAY CONCERN

Ref: Pardos Craft Homes Private Limited, New Delhi

The Statement of total project expenditure paid till 31st December, 2025 of "being residential project developed by M/s Pardos Craft Homes Private Limited on the land measuring 59,286.45 Sqm. (14.65 acres) at village Hayatpur, Tehsil Harsaru, District Gurugram is as follows: -

Details of Expenses as on 31.12.2025		Amount (In Cr.)
Sr. No.	Particulars	Incurred
1	Land Cost (include. Stamp Duty)	175.94
2	Operation and Other Cost	156.40
3	Construction Cost	78.36
4	Finance Cost	20.56
	Total of Expenditure	431.26

Notes: - FDR lien against BG with DTCP, amount Rs. 28.18 Crore including Interest.

This certificate is being issued on specific request of Pardos Real Estate Private Limited and DMI-AIF Special opportunities Scheme (Hereinafter referred as clients)-having registered office at Punjabi Bhawan, First Floor, 10 Vishnu Digamber Marg, New Delhi-110002 and Express Building, 3rd Floor, 9-10, Bahadur Shah Jafar Marg, New Delhi-110002 respectively.

Management's Responsibility

The Preparation of the statement is the responsibility of the Management of the Clients 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.

Independent Practitioner's Responsibility

This certificate is based on the examination of the Books of Accounts and other relevant records maintained/ furnished and the representation made by the management of the clients.

We conducted our examination in accordance with the Guidance Note on Reports or Certificates for Special Purpose 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.

Restriction on Use

This Report is issued on the request of the Clients, solely for the Purpose of submission to its Banker and may not be suitable for any other purpose. Accordingly, this should not be quoted or referred to in and other document made available to any other person or persons without our prior written consent. We are responsible to the Clients only and are not responsible to any third party.

FOR A J C AND COMPANY
CHARTERED ACCOUNTS

NAVAL JAIN
PARTNER
M.NO. 511697
DATE – 10.03.2026
UDIN-26511697VZTMDG4919

