



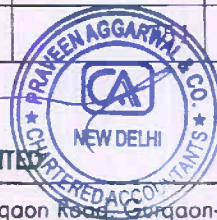
Central Park®

TO WHOM SO EVER IT MAY CONCERN

We, Sweta Estates Private Limited (the 'Company') (CIN – U74899DL1991PTC044871), having registered office at "Asset 5B, Hospitality District, Delhi Aero City, IGI Airport, New Delhi- 110037" and corporate address at Global Business Park, Tower-D, 3rd Floor, M.G. Road, Gurgaon-122002, hereby confirm that the estimated project cost and sales proceeds of the "Whole Project" and for "Bella-Vista - Central Park Resorts" are as given below:-

PART - E - PROJECT COST/SALE PROCEEDS DETAILS					
A.	Project cost details (in lacs)				
	Sr. No.	Component		Amount in lacs	
				Whole project	For phase (to be worked out)
1.	Total land cost				
	(a)	Land cost as per registration	636	181	
	(b)	Conversion charges (as per LOI)	2,868	298	
	(c)	License fee (as per LOI)			
2.	External Development Charges, (provide calculation as per LOI)			730	
3.	Infrastructure Development Charges (provide calculation as per LOI)			133	
4.	Internal Development Works (as per LOI)		18,451	4,419	
5.	Cost of construction (apartment + commercial units)		213,335	51,093	
6.	Cost of construction of community facilities				
	Type	Area (sqm.)			
	Nursery School-1	809.37	751	751	
	Nursery School-2	809.37		751	

SWETA ESTATES PRIVATE LIMITED



Corporate Office: 3rd Floor, Tower D, Global Business Park, Mehrauli Gurgaon Road, Gurgaon-122002 (Haryana) INDIA
 Tel : 91-124-4107050 Fax : 91-124-4107064 & 4107065.
 Registered Office : Asset 5B, Hospitality District, Delhi Aero City, IGI Aripport, New Delhi- 110037
 Website : www.centralpark.in
 Corporate Identity Number : U74899DL1991PTC044871

	Primary School	2023.42		1,878	1,878
	High School	8093.71		7,513	7,513
	Community Building	8093.71		7,507	7,507
	Religious Building	809.37		451	451
	Creche	809.37		451	451
	Dispensary	5058.57		3,287	3,287
	Sub-Post Office Block	40		13	13
	Total			22,602	22,602
7.	Other costs				
	a. Administrative cost			22,261	7,946
	b. Marketing cost			35,373	21,595
	c. Interest to financial institutions			25,373	1,100
	d. Taxes			37,645	16,840
	e. Any other			10,121	2,500
8.	Total (1+2+3+4+5+6+7)			3,88,664	129,437
B.	Internal development works				
Sr. No.	Name of the facility	Estimated cost (Rs. In Lacs)			
		For project as a whole		For phase to be registered	
1.	Services				
	i. Internal roads and pavements			463	111
	ii. Water supply system			118	28
	iii. Storm water drainage			288	69
	iv. Electricity supply system			1127	270
	v. Sewerage system			192	46
	vi. Street lighting			384	92
	vii. Security and fire-fighting			939	225



	viii.	Play grounds and parks	1562	374
	ix.	DG for power backup	3795	909
	x.	Parking	2522	604
	xi.	STP	601	144
	xii.	Rain water harvesting	602	144
	xiii.	Electrical sub station	2380	570
	xiv.	Other Works	3478	833
	xv.	Sub-Total [(i) to (xv)]	18,451	4,419
2.	Total cost of IDW		18,451	4,419
3.	Total project cost (8)		3,88,665	1,29,437
	Area in acres		47.418	13.20
	Internal development cost per acre		389.11	334.77
4.	Sale proceeds and returns of the project and phase if applicable			
	4.1	Total estimated sale value of units/ plots/ apartment/ sale proceeds		
			For the project as a whole	For the phase to be registered
		Component	Sale proceeds (Rs. Crores)	Carpet Area (Sq ft) Estimated sale proceeds (Rs. Crores)
		Apartments	4,172	432005 1,800
		Commercial		
		Community facilities		
		Garages		
		Estimated total sale proceeds (Rs. In Crores)	4,172	1,800
	4.2	Total cost (as per serial no. 3)	3,887	1,294
5.	Return from the project (4.1-4.2)		284	506



6. Financial resources of the project and phase			
Sr. No.	Description	For project (amount in crores)	For phase (amount in crores)
6.1	Equity by the promoters	600	100
6.2	Loan or advances		
6.2.1	From financial institutions/banks	375	50
6.2.2	From other sources	12	0
6.3	Others		
6.4	Instalments from allottees before completion	2900	1,144
Total		3887	1294

Yours Sincerely,
For Sweta Estates Private Limited

[Handwritten Signature]

Authorized Signatory

We Praveen Aggarwal & Co. Chartered Accountants having office at 23, Bhai Veer Singh Marg, Gole Market New Delhi – 110001 hereby confirm that in accordance with the financial statement and based on the verification & examination of books of accounts, records, other document maintained by the company and information & explanations provided to us, we certify that above statements are true and fair to the best of our knowledge and belief.

For Praveen Aggarwal & Co.
Chartered Accountants
FRN – 000044N



[Handwritten Signature]
P K Aggarwal-FCA
M. No. 015159
Partner

Place: New Delhi – 110001
Date: 14.12.2019

UDIN :- 19015159AAA AQP5662 .