



AGGARWAL BANSAL & SAKHUJA

Chartered Accountants

This is to certify that the information provided in REP-I of "The Haryana Real Estate Regulatory Authority, Gurugram" is correct as per books of accounts and balance sheets, regarding project "PARAS FLORET" affordable group housing under DDJAY over an area measuring 6.225 Acres in the Revenue Estate of Village Bahrapur and Ullahwas, Sector 59, Distt. Gurugram by promoter "CORONA REALTORS PRIVETE LIMITED".

This Certificate is issued based on the necessary information and explanation furnished.

For Aggarwal Bansal & Sakhuja

Chartered Accountants

Firm Registration No. 020842N

CA Puneet Sakhuja

Partner, FCA

Membership No. 506700

UDIN: 22506700AORIWC9655

Place: Ghaziabad

Date: 09.08.2022

Office :

H. No.-43, 2nd Floor
Sector-3A, Rachna, Vaishali,
Ghaziabad - 201010
Also at Delhi, Noida

Ph. : +91-120-4546705
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CA



To,
The Board of Directors,
M/s Corona Realtors Private Limited,
R/o S-550/51, School block, Shakarpur, Delhi – 110092.

Sub: Chartered Accountant certificate regarding Project Cost Incurred on the project as on 31.07.2022

Dear Sir,

1. As informed to us by the Board of Directors of the Company that the Company is engaged in Real Estate Projects namely "PARAS FLORET" situated at Sector-59, VILLAGE – Bahrapur and Ullahwas, Gurugram, Haryana-122002.
2. Under the rules and regulations of RERA the Company is required to submit the cost incurred on the project and we have been requested by the Management of the Company to provide a report on the accompanying *Statement of Cost Incurred on the Project as at 31.07.2022 (hereinafter referred to as the Statement) for the above purpose. This Statement has been prepared by the Management of the Company, which we have initialed for the purpose of identification only.

Management's Responsibility:

3. The preparation of the Statement is the responsibility of the management of the Company, 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 controls relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

Chartered Accountants' Responsibility:

4. Pursuant to the requirements of the above, it is our responsibility to provide a reasonable assurance that:
 - (i) we have inquired into the state of affairs of the Company in relation to the unaudited financial statements for the period ended 31.03.2022.
 - (ii) the amount of Cost Incurred on Project as stated in Annexure A has been properly determined considering the unaudited financial statements as at 31.07.2022
5. We conducted our examination of the Statement in accordance with the Guidance Note on Audit Reports and Certificates for Special Purposes (Revised 2016), issued by the Institute of Chartered Accountants of India (the "Guidance Note"), 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.
6. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Companies that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

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Opinion

7. Based on inquiries conducted and our examination as above, we report that:
- (i) We have inquired into the state of affairs of the Company in relation to its unaudited financial statements as at and for the period ended 31.03.2022
 - (ii) The amount of Cost Incurred on Project as computed in the Statement attached herewith, as Annexure A, in our view has been properly determined. The amounts have been extracted from the unaudited financial statements of the Company as at and for the year ended 31.07.2022

Restriction on Use

8. This report has been issued at the request of the Company solely for use of the Company:
- (i) In connection with provisions of RERA rules and regulations.
 - (ii) can be shared with the persons in connection with the above for onward submission to RERA, and may not be suitable for any other purpose. This report should not be used for any other purpose without our prior written consent. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come without our prior consent in writing.

For Aggarwal Bansal & Sakhuja
Chartered Accountants
Firm Registration No. 020842N


CA Puneet Sakhuja
Partner, FCA
Membership No. 506700
UDIN: 22506700AORHTP5624

Place: Ghaziabad
Date: 09.08.2022

Annexure-A

Statement of Project Cost Incurred

The Project Cost Incurred by the Company as on 31.07.2022 is Rs. 23.99 Crore/- (Rupees Twenty Three Crore Ninty Nine Lac Only) for its ongoing Project "PARAS FLORET" residential Group Housing Project on land admeasuring 6.225 acres being developed at Sector-59, Gurugram Haryana-122022 as per the details given below:

Sr. No.	Nature of Head	Estimated Cost (Rs. In Lacs)	Cost Incurred as on 31.07.2022	Cost to be Incurred
1	Land Cost	6140	1271	4896
2	EDC	742.37	742.37	-
3	IDC	138.45	138.45	-
4	Conversion Charges	53.02	53.02	-
5	License Cost Include scrutiny Fees	59.96	59.96	-
6	Cost of Construction and Infrastructure	1530.63	119	1411.63
7	Administrative Cost	1500	0	1500
8	Marketing and Selling Cost	850	3	847
9	Interest Cost	1511	0	1511
10	Tax & Cess	354	0	354
11	Other Cost	300	12	288
Total		13179.43	2398.8	10780.63





AGGARWAL BANSAL & SAKHUJA

Chartered Accountants

To,

The Board of Directors,
M/s Corona Relators Pvt. Ltd.
Room No.205, Welcome Plaza, School Block-II,
Shakarpur, Delhi-110092

Sub: Chartered Accountant certificate regarding Project Cost Incurred and financial details of the project as on 31.07.2022.

Dear Sir,

1. As informed to us by the Board of Directors of the Company that the Company is engaged in Real Estate Projects namely " Paras Floret " situated at Sector-59, Gurugram, Haryana-122102.
2. Under the rules and regulations of RERA, the Company is required to submit the cost incurred on the project and we have been requested by the Management of the Company to provide a report on the accompanying *Statement of Cost Incurred and financial details of the Project as at July, 31 2022(hereinafter referred to as the Statement) for the above purpose. This Statement has been prepared by the Management of the Company, which we have initialed for the purpose of identification only.

Management's Responsibility:

3. The preparation of the Statement is the responsibility of the management of the Company, 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 controls relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

Chartered Accountants' Responsibility:

4. Pursuant to the requirements of the above, it is our responsibility to provide a reasonable assurance that:
 - (i) We have inquired into the state of affairs of the Company in relation to the above mentioned project.
 - (ii) The amount of Cost Incurred and financial details of Project as stated in Annexure A has been properly determined considering the books of accounts of the company.
5. We conducted our examination of the Statement in accordance with the Guidance Note on Audit Reports and Certificates for Special Purposes (Revised 2016), issued by the Institute of Chartered Accountants of India (the "Guidance Note"), 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.

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6. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1; Quality Control for Company's that Perform Audits and Reviews of Historical Financial Information and Other Assurance and Related Services Engagements.

Opinion

7. Based on inquiries conducted and our examination as above, we report that:
 - (i) We have inquired into the state of affairs of the Company in relation to the above mentioned project.
 - (ii) The amount of Cost Incurred and financial details of Project as computed in the Statement attached herewith, as Annexure A, in our view has been properly determined. The amounts have been extracted from the books of accounts of the Company.

Restriction on Use

8. This report has been issued at the request of the Company solely for use of the Company:
 - (i) In connection with provisions of RERA rules and regulations.
 - (ii) can be shared with the persons in connection with the above for onward submission to RERA and may not be suitable for any other purpose. This report should not be used for any other purpose without our prior written consent. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come without our prior consent in writing.

For Aggarwal Bansal & Sakhuja

Chartered Accountants
Firm Registration No. 020842N


CA Puneet Sakhuja

Partner, FCA

Membership No. 506700

UDIN : 22506700AORFBI6609

Place: Ghaziabad

Date: 09.08.2022

Annexure-A**Statement of Project Cost Incurred & Financial details**

The Project Cost Incurred by the Company as on 31.07.2022 is Rs. 23.99 Crore (Rupees Fifteen Crores Twelve Lakhs Only) for its ongoing Project " Floret " on land admeasuring 6.225 acres being developed at Sector- 59, Gurugram Haryana-122102 as per the details given below:

(Rs in Lakhs)

S.No.	Nature of Head	Estimated Amount (Rs. In Lacs)	Actual till date	Balance
Inflow:-				
1	Sale Consideration	14852.55		14852.55
2	Equity by Promoter	400	400	0
3	Other Source	2290	2290	0
4	Loan/NCD	4000		4000
5	Remaining Balance (Actual till date inflow – Actual till date outflow)	-	-	-
Total		21542.55	2690	18852.55
Outflow:-				
1	Land Cost	5916	1047	4869
2	Stamp Duty & Reg Fee	224	224	0
3	Interest Cost	1511		1511
4	Conversion charges	53.02	53.02	0
5	Licence cost Include Scrutiny fee	59.96	59.96	0
6	EDC	742.37	742.37	0
7	IDC	138.45	138.45	0
8	Development Cost	1530.63	119	1411.63
9	Marketing Expenses	850	3	847
10	Administrative Cost	1500		1500
11	Tax & Cess	354		354
12	Other Cost	300	12	288
Total		13179.43	2398.8	10780.63

