



The Directors

M/s ONE STOP REALTY SOLUTIONS PVT. LTD.

6393/D/1, Dinco House, Opp Hero Showroom Circular Road Rewari 123401 Haryana

Sub: Chartered Accountant certificate regarding Project Cost Incurred on the project as on 31-12-2022

Dear Sir,

1. As informed to us by the Board of Director of the Company that the Company is engaged in Real Estate Projects namely "AMOGH" situated at Sector-25, Rewari, Haryana-123401
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 details as under :-

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 document . 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
 - 1 We have inquired in to the state of affair of the Company in relation to the unaudited financial statement for the period ended 31-12-2022.
 - 2 The amount of cost Incurred on project as stated in Annexure A has been properly determined considering the unaudited financial statement as at 31-12-2022.
- 5 We conducted our examination of the statement in accordance with the Guidance Note on Audit Reports and Certificates for Special Purpose (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 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:

- 1 We have inquired in to the state of affair of the Company in relation to its unaudited financial statement as at and for the period ended 31-12-2022.
- 2 The amount of the cost Incurred on project as computed in the statement attached herewith. As Annexure A. in our view has been properly determined. The amount has been extracted from the unaudited financial statement of the Company as at and for the year ended 31-12-2022.

Restriction on Use

8 This report has been issued at the request of the Company solely for use of the Company:

- 1 In connection with provisions of RERA rules and regulations.
- 2 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 any other person to whom this report is shown or into whose hands it may come without our prior consent in writing:

For NIDHI GAUTAM & ASSOCIATES

Chartered Accountants

(CA NIDHI GAUTAM)

Prop.

Membership Number: 514878

FRN: 029380N

Date: 06/01/2023

UDIN: 23514878BGLHG8161

Annexure-A

Statement of Project Cost Incurred

The project cost Incurred by the Company as on 31-12-2022 for its ongoing project "AMOGH" residential groups housing project on land admeasuring 2.7 acres developed at Revenue Estate of Village Padiyawas, Sector 25, Rewari, Haryana-123401 as per the details given below:

Amount: in Lakhs

S.NO	Nature of head	Estimated cost (Rs. In Lacs)	Cost Incurred as on 31-12-2022	Cost to be Incurred
Application of Fund				
1	Building & Other Infrastructure	-	-	-
	Boundary	50	-	50
	Land Escape	50	-	68.36
	Water Supply Scheme	68.36	-	34.87
	Sewerage Scheme	34.87	-	38.24
	Stom Water Drainage	38.24	-	90.81
	Road Network	90.81	-	4.68
	Street Lighting	4.68	-	6.10
	Horiculture (Plantation and Road Side Tree)	6.10	-	86.89
	Maintance Services and Resurfacing of Roads	86.89	-	11.12
	Architect Fees	30	18.88	80.00
	Electrical Estimate	80.00	-	70.00
	STP	70.00	-	

Government Approvals and Licenses Cost				
2	License Fees	162	162	0
3	Conversion Charges	62	62	0.0
4	EDC Charges & Interest Cost	765.84	130	635.84
5	IDC Charges	77	42.35	34.65
6	RERA Charges	3.50	3.25	0.25
7	Misc Expenses	199.55	3.36	196.19
	Total	1879.84	422	1458.00

