

TO WHOMSOEVER IT MAY CONCERN

We the undersigned, M/s N Arora & Co, Chartered Accountants confirm that on the basis of records and information & explanation given by the management of M/S DESI CONSTRUCTION PVT. LTD. (CIN No.: U45200DL2011PTC212556) having PAN – AADCD6882B and registered office at 806-807, Sky Tower, Netaji Subhash Place, Pitampura, Delhi-110034, the Expenditure incurred as on 31.12.2022 in respect of “Affordable Group Housing Project” being Developed by the Company on the land measuring 12.8847 Acres at Village Sohna, Sector-5, Gurugram are mentioned below:-

S.N.	Particulars	Amount	Amount (In Lacs)
1.	Land Cost		592.86
2.	Cost of Construction & Other Related Costs:		289.25
	-Conversion Charges	43.81	
	-EDC Charges	108.26	
	-Approval costs	137.18	
3.	Preliminary and Other Costs		393.29
	-Prelims and staff	113.44	
	-Marketing cost	3.28	
	-Finance Costs	195.98	
	-Collaboration Cost & Other Misc. Costs	80.59	
TOTAL EXPENDITURE INCURRED AS ON 31.12.2022			1,275.40

DETAIL OF SOURCES OF FUND: -

S.N.	Particulars	Amount (In Lacs)
1.	Share Capital (Proportionate)	412.11
2.	Secured Loans & Advance	863.29
TOTAL SOURCES OF FUND AS ON 31.12.2022		1,275.40

The Certificate has been issued on the specific request of the management of the company. This certificate is made on the basis of unaudited data provided by the management of the company.

For M/s N Arora & CO
Chartered Accountants
FRN: - 035569N



Nitin Arora, ACA
(Proprietor)
M.NO. 547274
UDIN: -23547274BGWCMP4957

Date: 12th January, 2023
Place: - New Delhi