



**Nitten Kumar & Associates**  
Chartered Accountants

C-618 A, JVTs Garden  
Chattarpur Extension  
Delhi - 110074  
Tel. : +91-9871306228

**The Partners,**

**M/sVK DEVELOPERS**  
301, Ward no 9, Near ITI Colony, Sohna, Gurugram-122103.

**Sub: Chartered Accountant certificate regarding Project Cost Incurred on the project as on 15-10-2022**

Dear Sir,

1. As informed to us by the Board of Designated Partners of the Firm that the Firm is engaged in Real Estate Projects namely "SOHNA GREENS" situated at Sector-04, VILLAGE-Khailka, Sohna, Gurugram, Haryana-122103
2. Under the rules and regulations of RERA the Firm is required to submit the cost incurred on the project and we have been requested by the Management of the Firm to provide a portion of the accompanying  
\*Statement of Cost Incurred on the Project as at 15-10-2022 (hereinafter referred to as the Statement) for the above purpose. This Statement has been prepared by the Management of the Firm 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 Firm, 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 Firm in relation to the unaudited financial statements for the period ended 1-10-2022.
  - (ii) The amount of Cost Incurred on Project as stated in Annexure A has been properly determined considering the unaudited financial statements as at 15-10-2022.
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.





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6. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC)1, Quality Control for Firms 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 in to the state of affairs of the Firm in relation to its unaudited financial statements as at and for the period ended 15-10-2022.
  - (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 Firm as at and for the year ended 15-10-2022

**Restriction on Use**

8. This report has been issued at the request of the Firm solely for use of the Firm:
- (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 NITTEN KUMAR & ASSOCIATES**  
Chartered Accountants



**(CA NITTEN KUMAR)**  
Prop.  
Membership Number: 533162  
FRN: 029351N  
Date: 20/10/2022  
UDIN:-22533162BALNPK6526



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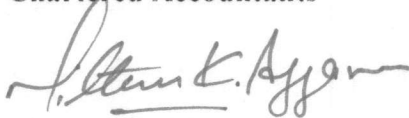
**Annexure-A**

**Statement of Project Cost Incurred**

The Project Cost Incurred by the Firm as on 15-10-2022 for its ongoing Project "SOHNA GREENS" residential Group Housing Project on land admeasuring 10.04375 acres being developed at Village Khailka, Sohna, Gurugram Haryana-122103 as per the details given below:

S. No.	Nature of Head	Estimated Cost (Rs. In Lacs)	Cost Incurred as on 15-10-2022	Cost to be Incurred
1	Land Cost	4300.00	3527.00	773.00
2	EDC	938.55	345.78	592.77
3	IDC	123.46	-----	123.46
4	License Cost	81.93	81.93	-----
5	Conversion Charges	49.37	49.37	-----
6	Cost of Construction and Infrastructure	1265.12	-----	1265.12
7	Administrative Cost	200.00	-----	200.00
	Taxes	100.00	-----	100.00
	Cess	30.00	-----	30.00
8	Marketing and Selling Cost	250.00	-----	250.00
	Other Cost	200.45	-----	200.45
<b>Total</b>		<b>7538.88</b>	<b>4004.08</b>	<b>3534.80</b>

**For NITTEN KUMAR & ASSOCIATES**  
Chartered Accountants





**(CA NITTEN KUMAR)**

**Prop.**

**Membership Number: 533162**

**FRN: 029351N**

**Date: 20/10/2022**

**UDIN:-22533162BALNPK6526**