

The Haryana Real Estate Regulatory Authority,
Gurugram New PWD Rest House,
Civil Lines, Gurugram, Haryana

Ref: CA Certificate for Project Registration under Haryana Real Estate Regulatory Authority, Gurugram (Registration of Projects) Regulation, 2018.

Based on records and information and explanation given by the Management and Architect of 3B HOMES PRIVATE LIMITED bearing PAN AABCZ7070K and CIN: U45309HR2021PTC093740, a Company registered under Companies Act, 2013, having its registered office at Plot No. 151 P, Sector 52, Gurugram, Haryana-122001, we confirm that the approximate cost incurred up to 31st March 2023 in respect of proposed affordable housing project being developed by the Company on the land measuring 8.44375 acres situated at Sector – 95, Gurugram, Haryana is mentioned below: -

S. No.	Particulars	Amount (in Lakhs)
1.	Land Cost	4,728.754
2.	Approximate Development Cost	104.623
3.	Approximate EDC, IDC, License Cost, etc.	487.016
4.	Approximate Administrative Cost	141.884
Total Project Cost		5,462.277

This certificate is to be read with **Annexure 1** to the certificate.

For Jain Ankit and Co
Chartered Accountants
Firm Reg No. 020485C



Ankit Jain
Managing Partner, FCA
M No. 428610

Dated: 19th May 2023
Place: Dehradun
UDIN: 23428610BGWFIB5127

Annexure-1

Notes to the CA Certificate for Project Registration under the Haryana Real Estate Regulatory Authority, Gurugram, (Registration of Projects), Regulations, 2018.

Pursuant to the request received from 3B Homes Private Limited (*hereinafter referred to as "the Company"*) having its registered office at Plot No. 151 P, Sector 52, Gurugram, Haryana- 122001 and pursuant to the requirements of the Haryana Real Estate Regulatory Authority, Gurugram, (Registration of Projects), Regulations, 2018, we, Jain Ankit and Co, Chartered Accountants, are required to certify the cost incurred upto 31st March 2023 in respect of the proposed affordable housing project being developed by the Company.

Management's Responsibility

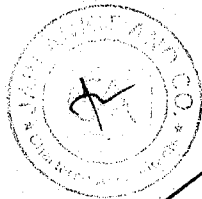
The preparation of the Financial Statements and maintenance of the books of account and underlying records is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Financial Statements and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

Practitioner's Responsibility

Pursuant to the requirements of the Haryana Real Estate Regulatory Authority, Gurugram, (Registration of Projects), Regulations, 2018, we are required to certify the cost incurred upto 31st March 2023 in respect of the proposed affordable housing project being developed by the Company.

We have examined the books of account and other relevant records and documents maintained by the Company, and the information and explanations provided to us by the Management. We conducted our examination in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) issued by the Institute of Chartered Accountants of India and Standards on Auditing specified under Section 143(10) of the Act which includes the concept of test check and materiality. 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.

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 Service Engagements.



12/10/22

Conclusion

Based on our examination above, and according to the information and explanations provided to us by the Management of the Company, we hereby certify the cost incurred upto 31st March 2023 in respect of the proposed affordable housing project being developed by the Company.

Restriction on Use

This certificate has been issued at the request of the Company solely for the purpose of submission to the Haryana Real Estate Regulatory Authority, Gurugram, and should not be used by any other person or 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 certificate is shown or into whose hands it may come without our prior consent in writing.

