



CAN AND ASSOCIATES (Chartered Accountants)

The Board of Designated Partners,
M/s Yashvi Homes Pvt. Ltd.
H. No. 291, Sector-17, Gurugram,
Haryana-122001.

Sub: Chartered Accountant certificate regarding Project Cost Incurred on the project as on 31.08.2023

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 "GOLDEN GATE RESIDENCY" situated at Sector-3, VILLAGE – Farrukhnagar, Gurugram, Haryana-122506.
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 report on the accompanying *Statement of Cost Incurred on the Project as at August 31, 2023 (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 August 31, 2023.
 - (ii) the amount of Cost Incurred on Project as stated in Annexure A has been properly determined considering the unaudited financial statements as at August 31, 2023.
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 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 into the state of affairs of the Firm in relation to its unaudited financial statements as at and for the period ended August 31, 2023.
 - (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 August 31, 2023.

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.

This certificate is being issued at the request of **M/s Yashvi Homes Private Limited**, as per extracts of books of accounts, documents, etc. produced before us and as per information and explanations, discussions and representations made provided to us by the management of the company.

For M/s CAN & Associates
(Chartered Accountants)
FRN: 026536N



CA Abhinav Garg, Partner
Membership No. 407844
UDIN – 23407844BGUHSS3884

Place: Gurgaon
Date: 15th September 2023

Annexure-A

Statement of Project Cost Incurred

The Project Cost Incurred by the Firm as on 31.08.2023 is Rs.1251.33 /- (Rupees Twelve crore Fifty one Lakh Only) for its ongoing Project "GOLDEN GATE RESIDENCY" residential Group Housing Project on land admeasuring 12.2875 acres being developed at Sector-3, Gurugram Haryana-122506 as per the details given below:

S.No.	Nature of Head	Estimated Cost (Rs. In Laes)	Cost Incurred as on 31.08.2023 (Rs. In Laes)	Cost to be Incurred (Rs. In Laes)
1	Land Cost	1,502.76	1,065.91	436.85
2	EDC	179.071	179.071	-
3	IDC	-	-	-
4	License Cost as per LOI	1.23	1.23	-
5	Conversion charges as per LOI	-	-	-
6	Cost of Construction and Infrastructure	898.46	-	898.46
7	Marketing and selling cost	800.00	-	800.00
8	Administrative cost	360.00	-	360.00
9	Taxes	100.00	-	100.00
10	Cess	40.00	-	40.00
11	Any other (Scrutiny Fee)	5.12	5.12	-
Total		3,886.64	1,251.33	2,635.31

