



**The Board of Directors,
M/s Corona Realters Private Limited
Room No.205, Welcome Plaza,
School Block-II, Shakarpur, Delhi-110092**

Sub: Chartered Accountant certificate regarding Project Cost Incurred on the project as on 30.09.2023.

Dear sir,

1. As informed to us by the Board of Directors of the Company that the Company is engaged in Real Estate Projects namely "FLORET CENTRAL" situated at Sector-59,Village – Bahrapur and Ullahwas, Gurugram, Haryana-122022.
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 a report on the accompanying Statement of Cost Incurred on the Project as at Sep 30, 2023 (hereinafter referred to as the Statement) for the above purpose. This Statement has been prepared by the Management of the Company, 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 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 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 Company in relation to the unaudited financial statements for the period ended Sep 30, 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 Sep 30, 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 Company in relation to its unaudited financial statements as at and for the period ended Sep 30, 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 Company as at and for the year ended Sep 30, 2023.

Restriction on Use

Vikash Singh & Associates

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

(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 Vikash Singh & Associates

Chartered Accountants

FRN: 032460N



Vikash Singh

Partner

M. No. 547568

UDIN: 23547568BGVZSN1262

Date: 20th Oct, 2023

Place: Gurugram

Vikash Singh & Associates

Annexure-A

Statement of Project Cost Incurred

The Project Cost Incurred by the Firm as on 30.09.2023 is Rs. 1046.81 Lakhs /- (Rupees Ten Crores Forty-Six Lakhs Eighty-One Thousand Only) for its ongoing Project “FLORET CENTRAL” residential Group Housing Project on land admeasuring 0.249 acres being developed at Sector-59, Gurugram Haryana-122022 as per the details given below:

S. No.	Nature of Head	Estimated Cost (Rs. In Lacs)	Cost Incurred as on 30-09-23	Cost to be Incurred
1	Land including Stamp	985.26	890.15	95.11
2	Interest (From Int Schedule) 2 years			
3	LIC Fee	9.62	9.62	-
4	Con Charges	8.51	8.51	-
5	EDC	120.92	120.92	-
6	IDC	17.61	17.61	-
7	Development Plots Project Cost Non Const			-
8	Development Services	128.85		128.85
9	Development cost Commercial	616.70		616.70
10	Cess	0.64		0.64
11	Marketing Expenses	141.19		141.19
12	Overheads/ Administrative	248.31		248.31
13	Any Other	48.13		48.13
14	Taxes	56.16		56.16
	Total Cost	2381.90	1046.81	1335.09

