

**TO WHOMSOEVER IT MY CONCERN**

M/s Union Buildmart Private Limited ("Company") (CIN# U70100HR2012PTC089615) having its registered office at 41st Floor, Tower-1, M3M International Financial Center, Sector-66, Badshahpur, Gurgaon has informed us about their intent of submission of required documents for registration of their Mixed LSSand Use Colony under licence no. 229 of 2023 dated 02.11.2023 under the name & style of "**M3M Mansion**" over an area admeasuring 8.71 acres out of the total licensed area 10.225 acres in Sector-113 , Gurugram under RERA Act, 2016, Based upon the scrutiny of the filled up formats i.e. DPI, REP - I (A to H) as uploaded on the website of HRERA, Gurugram, enclosures and also the books of accounts of the Company, we hereby certify as follows:-

Amount Paid by the promoter through equity/ loan/advances from internal accruals/associated companies towards the project being registered namely "**M3M MANSION**"

(All figures in Lacs.)

Particulars	Amount
Total Amount collected from the allottees up to the date of application/registration	0
70% of the collected amount (B)	0

Particulars	Budget (in lacs)	Incurred (in lacs)	Balance (in lacs)
<b>Total Land Cost</b>	<b>79,438.90</b>	<b>9,931.56</b>	<b>69,507.33</b>
Land (as per Sale Deed)	78,426.26	8,918.93	69,507.33
Fees for Grant of License	847.21	847.21	-
Scrutiny fee for Grant of License	29.20	29.20	-
Conversion Charges	136.23	136.23	-
<b>Internal Development Charges (IDC)</b>	<b>939.35</b>	<b>939.35</b>	<b>-</b>
<b>External Development Charges (EDC)</b>	<b>8,806.70</b>	<b>1,312.77</b>	<b>7,493.93</b>
EDC-Principle	7,076.55	1,310.93	5,765.62



EDC-Interest	1,730.15	1.84	1,728.31
<b>Construction Expenses</b>	<b>89,179.02</b>	-	<b>89,179.02</b>
<b>Internal Development Works</b>	<b>9,837.01</b>	-	<b>9,837.01</b>
<b>Others</b>	<b>45,096.93</b>	<b>2,229.42</b>	<b>42,867.51</b>
Labour Cess + IAC (TOD & TDR)	2,811.36	2,110.33	701.03
RERA Fee	90.59	90.59	-
Admin Charges (site running expenses)	3,745.17	-	3,745.17
Contingency, Renewals, Affidavits, Legal, compliances etc	7,518.84	28.50	7,490.34
Taxes @ % on COC & IDW, Pass through charges, gst etc.	30,930.97	-	30,930.97
<b>TOTAL</b>	<b>2,33,297.90</b>	<b>14,413.10</b>	<b>2,18,884.80</b>

For **Sudhir Kumar & Company**  
Chartered Accountants  
FRN No. 026296N

*Sudhir Kumar*

**(CA Sudhir Kumar)**

Proprietor

M.No 501230

UDIN: **24501230BKCHLC6135**



Place : Gurugram

Date: 21.02.2024