

TO WHOMSOEVER IT MAY 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, Gurugram, Haryana has submitted required documents for seeking approval of Haryana Real Estate Regulatory Authority, Gurugram regarding w.r.t. its Group Housing Colony under TOD Zone namely **"M3M Capital Phase 3"** over an area admeasuring 0.91875 acres out of the total licensed area 15.0625 acres under the overall terms and conditions of License No. 106 of 2021 dated 16.12.2021 and 214 of 2023 dated 20.10.2023 at Sector-113, Gurugram.

Accordingly, on the basis of books of accounts provided by the Company, following is certified:-

Amount Paid by the promoter through equity/ loan/advances from internal accruals/associated companies towards the project being registered namely **"M3M Capital Phase 3"**
(All figures in Lacs.)

Particulars	Budget (in lacs)	Incurred (in lacs)	Balance (in lacs)
Total Land Cost	14,087.95	1,892.36	12,195.59
Land (as per Sale Deed)	14,082.52	1,886.93	12,195.59
Fees for Grant of License	0.00	0.00	0.00
Scrutiny fee for Grant of License	5.43	5.43	-
Conversion Charges	0.00	0.00	0.00
Internal Development Charges (IDC)	0.00	0.00	0.00
External Development Charges (EDC)	1,780.13	1,780.13	-
EDC-Principle	0.00	0.00	0.00
EDC-Interest	0.00	0.00	0.00

EDC- For Additional TDR FAR	1,780.13	1,780.13	-
Construction Expenses	21,907.53	3,375.00	18,532.53
Internal Development Works	1,205.18	-	1,205.18
Others (Admin, Contingency, Labour cess, GST, Pass through, IAC, Legal Charges etc)	12,948.02	1,348.47	11,599.55
Total	51,928.81	8,395.96	43,532.85

The certificate has been issued based on records and other relevant documents in relation thereto produced before us and upon specific request by the promoter.

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

Sudhir Kumar

(CA Sudhir Kumar)

Proprietor

M.No 501230

UDIN: *24501230BKCHLK6631*



Place : Gurugram

Date: 06.05.2024