



PANDEY B & COMPANY

CHARTERED ACCOUNTANTS

To

The Chairman,

Haryana Real Estate Regulatory Authority, Gurugram, Haryana

M/s Nourish Developers Private Limited (CIN# U70109HR2020PTC091616) having its registered office at 12A Floor, Tower 2 M3M International Financial Center, Sector-66, Gurugram, Haryana, India, 122002, has submitted required documents for seeking approval of Haryana Real Estate Regulatory Authority, Gurugram regarding w.r.t. its real estate project named "SMARTWORLD ONE DXP PHASE-2" over an area admeasuring 5.1055 acres out of the licensed area 16.1125 Acres under the overall terms and conditions of License No. 106 of 2022 dated 05.08.2022 Sector-113, Gurugram for development of an Group Housing Colony under TOD.

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 "SMARTWORLD ONE DXP PHASE 2" (All figures in Lacs.)			
Particulars	Budget (in lacs)	Incurred (in lacs)	Balance (in lacs)
Total Amount collected from the allottees up to the date of application/registration	NIL		
70% of the collected amount (B)	NIL		
BUDGET HEADS	ESTIMATED	INCURRED	BALANCE
Total Land Cost	68,157.31	4,500.25	63,657.06
Land Cost as per sale deed/ Collaboration Agreement	67,133.56	3,476.49	63,657.06
License Fees/ Additional FAR	848.63	848.63	-
Scrutiny Fees	32.90	32.90	-
Conversion Charges	142.23	142.23	-
External Development Charges (EDC)	4,913.05	758.17	4,154.88
EDC- Principle	3,852.66	657.32	3,195.34
EDC- Interest	1,060.39	100.85	959.54
Internal Development Charges (IDC)	550.68	550.68	-
Infrastructure Development Works (IDW)	9,721.88	-	9,721.88
Construction Cost (COC)	1,11,135.65	-	1,11,135.65
Other costs	77,505.73	6,524.29	70,981.44
Administrative /Overhead Cost	8,720.49	-	8,720.49
Renewable of approvals/ EDC for additional TDR FAR	3502.57	2993.40	509.17
Taxes on Cost of Construction (COC) & Infrastructural Development Works (IDW)	37,015.21	-	37,015.21
Cess	600.00	150.00	450.00
Any other (RERA reg. fees, GRIHA, Contingency costs etc.)	27667.46	3,380.89	24,286.57
Totals	2,71,984.31	12,333.39	2,59,650.92

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 PANDEY B & COMPANY

Place: Gurgaon

Date : 31.05.2024

UDIN: 24543766BKBMS4161

CA Brij Bihari Pandey

Membership No. 543766