

**TO WHOMSOEVER IT MAY CONCERN**

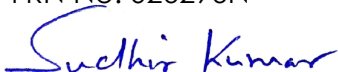
On the basis of books of accounts provided by M/s Loon Land Development Limited ("Company") (CIN# U70109DL2014PLC267465) having its registered office at Unit No. Office No. 1221-A, Devika Tower, 12th Floor, 6, Nehru Place, New Delhi which is in the process of undertaking development of *Independent Floors- Affordable Residential Plotted Colony under DDJAY* namely "**M3M ANTALYA HILLS PHASE II**" over an area admeasuring 24.74375 acres in Sector-79 & 79B Gurugram under the 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, and enclosures and the books of accounts of the Company, we hereby verify as follows:

| Amount Paid by the promoter through equity/ loan/advances from internal accruals /associated companies towards the project being registered namely " <b>M3M ANTALYA HILLS PHASE II</b> " |                             |                               |                              |
|--|-----------------------------|-------------------------------|------------------------------|
| <b>Total Amount collected from the allottees up to the date of application/registration</b>  | <b>63,954.40</b>            |                               |                              |
| <b>Heads</b>   | <b>Budget<br/>(in Lacs)</b> | <b>Incurred<br/>(in Lacs)</b> | <b>Balance<br/>(in Lacs)</b> |
| <b>Total amount budgeted &amp; spent up to date of application for registration (1+2+3+4+5+6)</b>  | <b>1,19,413.53</b>          | <b>38,953.72</b>              | <b>80,459.82</b>             |
| <b>Total Land</b>  | <b>23,850.15</b>            | <b>23,850.15</b>              | <b>-</b>                     |
| Land   | 22,995.63                   | 22,995.63                     |                              |
| License Fee  | 633.44                      | 633.44                        |                              |
| Conversion Charges   | 210.77                      | 210.77                        |                              |
| Scrutiny   | 10.31                       | 10.31                         |                              |
| <b>Internal Development Charges</b>  | <b>1,350.64</b>             | <b>848.02</b>                 | <b>502.62</b>                |
| IDC-Principle  | 1,263.68                    | 761.06                        | 502.62                       |
| IDC-Interest   | 86.96                       | 86.96                         | -                            |
| <b>External Development Charges</b>  | <b>2,912.31</b>             | <b>1,241.53</b>               | <b>1,670.78</b>              |
| EDC-Principle  | 2,215.35                    | 738.46                        | 1,476.89                     |
| EDC-Interest   | 462.13                      | 268.24                        | 193.89                       |
| Additional EDC for .64 FAR   | 234.83                      | 234.83                        | -                            |
| <b>Construction Cost (COC) (excluding</b>  | <b>58,526.93</b>            | <b>7,872.30</b>               | <b>50,654.63</b>             |

| taxes)   |                  |                 |                  |
|--|------------------|-----------------|------------------|
| <b>Infrastructure Development (IDW)</b>  | <b>7,703.42</b>  | <b>153.00</b>   | <b>7,550.42</b>  |
| <b>Others</b>  | <b>25,070.08</b> | <b>4,988.72</b> | <b>20,081.37</b> |
| <i>COD/Administrative charges</i>  | 245.04           | 245.04          | -                |
| <i>Purchasable Far (Free FAR upto 0.64)</i>  | 562.29           | 562.29          | -                |
| <i>Scrutiny/B.P Fee @Rs. 10 per sqm x Plot Builtup for Additional 4<sup>th</sup> Floor</i> | 18.29            | 18.29           | -                |
| <i>Labour cess for B.P approval (4<sup>th</sup> Floor)</i>                                 | 294.05           | 294.05          | -                |
| <i>Admin &amp; Overheads</i>   | 3,007.24         | 74.53           | 2,932.71         |
| <i>Contingency</i>   | 2,004.83         | 111.56          | 1,893.26         |
| <i>Taxes (18% of COC &amp; IDW)</i>  | 18,938.35        | 3,682.96        | 15,255.40        |

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

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

  
(CA Sudhir Kumar)

Proprietor  
M.No 501230

UDIN: **24501230BKCHUN3536**



Place : Gurugram  
Date: 07.05.2024