



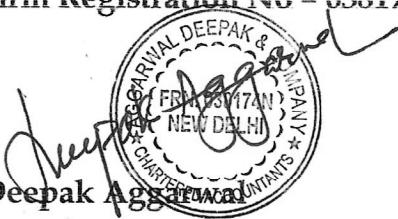
**CERTIFICATE**

We, M/s Aggarwal Deepak & Company, Chartered Accountants do hereby certify that **M/s PAX Properties Private Limited** in collaboration with **M/s Alpha Corp Development Private Limited** having its registered office at Model Industrial Park, Opp Focal Point, VPO Vallah Mehta Road, Amritsar, Punjab 143001 India having **PAN AAECA5259Q** are developing proposed Group Housing Colony on Plot area measuring **2.3828 Acres** (License No. 12 of 2018 dated 09.02.2018) in the revenue estate of village Gurugram, Sector-15, Part-II, Gurugram Manesar Urban Complex.

On the basis of verification of books of account & other relevant records produced before us, we hereby certify that cost breakup of total amount of expenditure of **Rs. 73,96,56,619/- (Rupees Seventy Three Crore Ninety Six Lakh Fifty Six Thousand Six Hundred Nineteen Only)** incurred till **31.01.2024** on mentioned project is as follows:

<b>Particulars</b>	<b>Amount (Rs.)</b>
Land Cost	40,36,46,320
Approval Cost	10,65,05,915
Administration and Other Project Charges	22,95,04,384
<b>Total Cost</b>	<b>73,96,56,619</b>

For Aggarwal Deepak & Company  
Chartered Accountants  
Firm Registration No - 038174N

  
Deepak Aggarwal  
Proprietor  
M. No. - 099054  
Date : February 01, 2024  
Place : New Delhi  
UDIN : 24099054BKCXJD4264

**License No. 12 of 2018 dated 09.02.2018 area measuring 2.3828 Acres in the revenue estate of village Gurugram, Sector-15, Part-II, Gurugram Manesar Urban Complex**

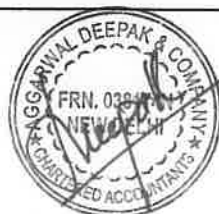
**Annexure**

<b>APPROVAL COST</b>	<b>AMOUNT (RS)</b>
EDC (including interest)	7,88,22,600
IDC (including interest)	1,13,49,500
Approval Cost	1,63,33,815
<b>Total</b>	<b>10,65,05,915</b>

<b>ADMINISTRATION &amp; OTHER PROJECT CHARGES</b>	<b>AMOUNT (RS)</b>
Development Rights	12,00,00,000
Pre-Construction Expenses	6,87,39,966
Finance Cost	3,38,79,885
Bank Guarantee Charges	33,85,095
Professional & Consultant Expenses	29,51,101
Administration Expenses	5,48,337
<b>Total</b>	<b>22,95,04,384</b>



Pocket -2, at Sector 15, GGM (2.3828acres)		
S.NO.	UNIT	FLOOR
1	201	SECOND FLOOR
2	202	SECOND FLOOR
3	203	SECOND FLOOR
4	204	SECOND FLOOR
5	301	THIRD FLOOR
6	302	THIRD FLOOR
7	303	THIRD FLOOR
8	304	THIRD FLOOR
9	401	FOURTH FLOOR
10	402	FOURTH FLOOR
11	403	FOURTH FLOOR
12	404	FOURTH FLOOR
13	501	FIFTH FLOOR
14	502	FIFTH FLOOR
15	503	FIFTH FLOOR
16	504	FIFTH FLOOR
17	601	SIXTH FLOOR
18	602	SIXTH FLOOR
19	603	SIXTH FLOOR
20	604	SIXTH FLOOR
21	701	SEVENTH FLOOR
22	702	SEVENTH FLOOR
23	703	SEVENTH FLOOR
24	704	SEVENTH FLOOR
25	801	EIGHTH FLOOR
26	802	EIGHTH FLOOR
27	803	EIGHTH FLOOR



28	804	EIGHTH FLOOR
29	901	NINTH FLOOR
30	902	NINTH FLOOR
31	903	NINTH FLOOR
32	904	NINTH FLOOR
33	1001	TENTH FLOOR
34	1002	TENTH FLOOR
35	1003	TENTH FLOOR
36	1004	TENTH FLOOR
37	1101	ELEVENTH FLOOR
38	1102	ELEVENTH FLOOR
39	1103	ELEVENTH FLOOR
40	1104	ELEVENTH FLOOR
41	1201	TWELFTH FLOOR
42	1202	TWELFTH FLOOR
43	1203	TWELFTH FLOOR
44	1204	TWELFTH FLOOR
45	1401	FOURTEENTH FLOOR
46	1402	FOURTEENTH FLOOR
47	1403	FOURTEENTH FLOOR
48	1404	FOURTEENTH FLOOR
49	1501	FIFTEENTH FLOOR
50	1502	FIFTEENTH FLOOR
51	1503	FIFTEENTH FLOOR
52	1504	FIFTEENTH FLOOR
53	1601	SIXTEENTH FLOOR
54	1602	SIXTEENTH FLOOR
55	1603	SIXTEENTH FLOOR
56	1604	SIXTEENTH FLOOR



57	1701	SEVENTEENTH FLOOR
58	1702	SEVENTEENTH FLOOR
59	1703	SEVENTEENTH FLOOR
60	1704	SEVENTEENTH FLOOR

61	1801	EIGHTEENTH FLOOR
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62	1802	EIGHTEENTH FLOOR
63	1803	EIGHTEENTH FLOOR
64	1804	EIGHTEENTH FLOOR
65	1901	NINETEENTH FLOOR
66	1902	NINETEENTH FLOOR

67	1903	NINETEENTH FLOOR
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68	1904	NINETEENTH FLOOR
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69	2001	TWENTIETH FLOOR
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70	2002	TWENTIETH FLOOR
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71	2003	TWENTIETH FLOOR
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72	2004	TWENTIETH FLOOR
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73	2101	TWENTY FIRST FLOOR
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74	2102	TWENTY FIRST FLOOR
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75	2103	TWENTY FIRST FLOOR
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76	2104	TWENTY FIRST FLOOR
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77	2201	TWENTY SECOND FLOOR
78	2202	TWENTY SECOND FLOOR
79	2203	TWENTY SECOND FLOOR
80	2204	TWENTY SECOND FLOOR
81	2301	TWENTY THIRD FLOOR
82	2302	TWENTY THIRD FLOOR
83	2303	TWENTY THIRD FLOOR
84	2304	TWENTY THIRD FLOOR
85	2401	TWENTY FOURTH FLOOR



86	2402	TWENTY FOURTH FLOOR
87	2403	TWENTY FOURTH FLOOR
88	2404	TWENTY FOURTH FLOOR
89	2501	TWENTY FIFTH FLOOR
90	2502	TWENTY FIFTH FLOOR
91	2503	TWENTY FIFTH FLOOR
92	2504	TWENTY FIFTH FLOOR
93	2601	TWENTY SIXTH FLOOR
94	2602	TWENTY SIXTH FLOOR
95	2603	TWENTY SIXTH FLOOR
96	2604	TWENTY SIXTH FLOOR
97	2701	TWENTY SEVENTH FLOOR
98	2702	TWENTY SEVENTH FLOOR
99	2703	TWENTY SEVENTH FLOOR
100	2704	TWENTY SEVENTH FLOOR

