

To,
The Board of Directors
1000 TREES HOUSING PRIVATE LIMITED
CIN No. U70100DL2010PTC210404
711/92, Deepali, South Delhi, Nehru Place,
South Delhi, Delhi,
110019

Subject: Certificate of verification of Cost incurred in the residential project- "Sanctuary 105-Phase 2".

1. This Certificate has been issued in accordance with the terms of our engagement in relation to verification of cost incurred in the project till the date of application (i.e. October 25, 2024) of aforementioned project.
2. The accompanying Statement of details regarding the cost heads of the project (hereinafter referred to as the "Annexure") for verification of the same as per subject mentioned above.

Management's Responsibility for the Statement

3. The preparation of the Statement is the responsibility of the Management of **1000 TREES HOUSING PRIVATE LIMITED (hereinafter the "Company")** including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances and to ensure that the same is free from any material misstatement or fraud.

4. The Management is also responsible for ensuring that the Company complies with the requirements in respect of the statutory dues/ statutory compliance as applicable in reference to this statement of certificate.

5. The Management is also responsible to provide the books of accounts and relate bank statements without any manipulation or concealment for the purpose of verification.

Practitioner Responsibility:

6. Pursuant to the required documents, it is our responsibility to provide a reasonable assurance as to arithmetical accuracy and compilation of data from the books provided by the Management.

7. We conducted our examination of the Statement in accordance with the Guidance Note on Certificates or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

9. We have verified the supporting documents on a sample basis in respect of the verification of contents as per the annexure to ensure that approximately 60-80% of the value as mentioned in the certificate has been got verified.

Opinion

10. Based on our examination, as above, we are of the opinion that:

i) the amounts in the Annexure for the period mentioned above in the certificate have been accurately extracted from the books of accounts maintained by the company;


ii) the amounts in the Annexure for the period has been computed in accordance with the generally accepted accounting principles.



Restriction on Use

11. The certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose to ensure that the same is to be used only for the purpose of providing the same for the registration of the project. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For APT and Co LLP.
Chartered Accountants
(FRN: 014621C/N500088)



CA Sanjeev Aggarwal
(Partner)

M.No.501114

Place: Gurugram

Date: October 28, 2024

UDIN: 24501114BKCIUS1390

Encl: Annexure

Annexure

We have examined the Books of M/ S 1000 Trees Housing Private Limited having its registered office at 711/92, Deepali Nehru Place Delhi South Delhi DL 110019 and corporate office at Plot No 16, ATS Tower, Sector 135, Noida U.P. The Company is developing an affordable Project "Sanctuary 105-Phase 2" situated at Sector 105, District Gurugram, Haryana,

The Cost Incurred till the date of application (25thst Oct -24) is Rs. 4406.45 Lacs for above mentioned Project:

Cost Heads of the Project	Incurred till the date of Application Filed (Rs in Lacs)
Land Cost	662.63
EDC	2666.58
IDC	220.57
Cost of Construction	-
Other Cost*	856.67
Total	4406.45

*Other Cost includes conversion charges, license fees, admin cost and approval cost.

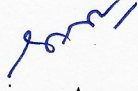
*Basis the discussion with the RERA authorities, management has confirmed the change of conversion charges and license fees from land cost to other cost and accordingly the above cost breakup has been prepared.

The management has confirmed that all costs incurred for the projects, specifically Project Sanctuary 105-Phase 1, Sanctuary 105-Phase 2, and Commercial, have been recorded within a single set of accounts. Furthermore, the allocation of costs across these projects has been based on the estimated sales value of each respective project

This is certified that Information related to Financial as provided in Form **Rep 1** is correct as per the Books of Accounts/ Financial Statement of the company.

The Above Certificate is based on information and documents produced before us

For APT and Co LLP.
Chartered Accountants
(FRN: 014621C/N500088)


CA Sanjeev Aggarwal
(Partner)
M.No.501114
Place: Gurugram
Date: October 28, 2024
UDIN: 24501114BKCIUS1390

