



Pankaj Sachdeva & Co.

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TO WHOMSOEVER IT MAY CONCERN

This is to certify and confirm that M/s. **Hero Realty Private Limited** having PAN **AAFCA8416L** and Registered office at 264, Okhla Industrial Estate, Phase-III New Delhi- 110020 has **estimated cost** of the proposed Project **“THE PALATIAL PHASE 2 (Tower D)”** over and area admeasuring **1.0768 Acres** (out of total area 11.0901 Acres) in revenue estate of Village Gurugram and Tikampur, Sector-104, Gurugram, Haryana are as follows:

| Sl. No. | Particulars | Amount (in Lacs) |
|---------|--------------------------------------|------------------|
| 1 | Land Cost | 29,158.92 |
| 2 | Stamp Duty on Land Purchase | 17.49 |
| 3 | Conversion Charges | 53.75 |
| 4 | Total Land Cost | 29230.16 |
| 5 | License Fee | 314.41 |
| 6 | EDC | 1,687.08 |
| 7 | IDC | 194.52 |
| 8 | Construction Cost | 25,128.00 |
| 9 | Infrastructure Development Work Cost | 4,350 |
| 10 | Other Cost | 5,615.58 |
| | Total (4+5+6+7+8+9+10) | 66,519.75 |


We have verified the above on the basis of the books of accounts, records and relevant documents produced before us for verification.



This certificate is being issued solely at the request of the company for the purpose of submission to Haryana Real Estate Regulatory Authority, Gurugram (HARERA) and it not to be used, circulated, quoted or otherwise, referred to any other purpose without or written consent.

For Pankaj Sachdeva & Co.
Chartered Accountants

Firm Registration No. :- 039532N



CA Pankaj Sachdeva

M. No. 519212

UDIN: **24519212BKCAVW4265**



Date:- December 10th, 2024

Place:- New Delhi