



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 4 (Tower A, Tower B, Club (Community Hall) & Commercial)**” over and area admeasuring **4.9231 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	80,400.17
2	Stamp Duty on Land Purchase	43.27
3	Conversion Charges	132.97
4	Total Land Cost	80,576.41
5	License Fee	777.87
6	EDC	4173.89
7	IDC	481.26
8	Construction Cost	64,519.57
9	Infrastructure Development Work Cost	8,410.00
10	Other Cost	19,225.54
	Total (4+5+6+7+8+9+10)	1,78,164.55

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: 24519212BKCAVP7149

Date:- December 10th, 2024

Place:- New Delhi