

To,

M/s Shishta Buildwell LLP U/C with M/s Diya Realtech Pvt Ltd

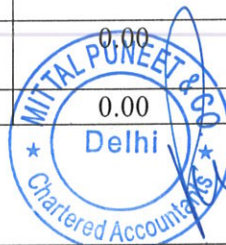
1009, Gopal Heights, Plot No D9,

Netaji Subhash Place, Delhi-110034

CERTIFICATE

On the basis of examination of the unaudited Books of Accounts, Management Representations, Architect Estimates, Other records as produced before me and explanations/ clarifications given to me, I certify the total provisional cost incurred till date 25/02/2025 and the balance estimated cost to be incurred on the said Commercial Project “ **CITY CENTRE 92**” situated at Village- Mewka, Sector-92, Gurugram, Haryana being developed by M/s Shishta Buildwell LLP in collaboration with M/s Diya Realtech Private Limited having its registered office situated at Unit No. 1009, Gopal Heights, Plot No. D9, Netaji Subhash Place Delhi, India -110034 and corporate office situated at 204, 2nd Floor, Time Tower, MG Road, Gurugram, Haryana-122001. The Estimated Breakup cost is as under:-

S.No	Particulars	Total Estimated Project cost (Rs. In Lacs)	Cost Incurred by Land owner (Diya) till 25/02/2025 (Rs. In Lacs)	Cost Incurred by Developer (Shishta) till 25/02/2025 (Rs. In Lacs)	Balance Cost To be incurred on Project (Rs. In Lacs)
1.	Land and other related cost including stamp duty	2574.11	2574.11	0.00	0.00
2.	Conversion charges	207.99	207.99	0.00	0.00
3.	License Fee	1184.15	1184.15	0.00	0.00
4.	External Development charges	1686.26	269.66	0.00	1416.60
5.	Internal Development Charges	245.66	165.23	0.00	80.43
6.	Scrutiny Fees	4.21	4.21	0.00	0.00
7.	Finance Cost	1500.00	801.15	0.00	698.85
8.	Administrative cost	500.00	0.00	30.95	469.05
9.	Construction Cost	10751.81	0.00	0.00	10751.81
10.	Cess	107.50	0.00	35.60	71.90



11.	Miscellaneous Cost	750.00	250.63	112.74	386.63
12.	GST	2500.00	0.00	22.38	2477.62
	Total	22011.69	5457.13	201.67	16352.89

This certificate is being issued solely at the request of the company for the purpose of submission of RERA Registration Application with the Haryana Real Estate Authority, Gurugram Haryana.

For Mittal Puneet & Co.

Chartered Accountants

Firm Registration No.: 028808N

CA Puneet Mittal

M No. 501319

Date: 27/02/2025

UDIN: 25501319BMNTCA4049

