



We M/s B D R & CO. Chartered Accountants do hereby certify that M/s S3 Infreality Private Limited ("The Company") having its registered Office at 93, Hari Nagar, Ashram, New Delhi-110014, having PAN-AATCS5985J is developing Commercial Plotted Colony at Vill. Bhatola, Sec-79, Faridabad, Haryana.

On the basis of records, documents, information and explanation produced before us and estimated future cost to be incurred on the project as provided by the management, we hereby confirm that the tentative cost breakup of total estimated cost for the below mentioned project is as follows:

(Rs In Cr.)

PROJECT	COMMERCIAL PLOTTED PROJECT AT SECTOR-79 FARIDABAD, HARYANA - UNIVERSAL SQUARE-(Tentative Cost)
Project Site Area	0.80 acres
Type of Project	Commercial Plotted Colony
Land Cost (Including Non-Refundable Security)	6.00 Cr. (Approx.)
Cost of Development/Infrastructure	1.06 Cr. (Approx.)
Other Cost (EDC/IDC/License Fees) Etc.	5.70 Cr. (Approx.)
Total Cost	12.76 Cr.

The above cost is certified on the basis of actual land cost incurred as per the books of accounts produced before us and future cost for the project as estimated by the management of the company.

This certificate has been issued upon the specific request of the management of the company to file the same with appropriate authority to obtain the consent to establish and not to be used referred to or circulated for any other purpose.

For B D R & CO.
(Chartered Accountants)
FRN- 025327C



CA Pranav Choudhary
(Partner)

M no.-571036

Place- Delhi

Date- 10 March 2025

UDIN-25571036BMKQLA4271