



Ashutosh Pandey & Associates

(Chartered Accountants)

C-20, 2nd Floor, Aruna Park, Laxmi Nagar, Delhi-110092

Phone: +91 11 49785611, Email: caapa2005@gmail.com /ashu200047@gmail.com

TO WHOM SO EVER IT MAY CONCERN

To The Board of Directors,

M/s Navraj Township Pvt. Ltd.

Shop No. - 38, Vatika City Market, Sector -

49, Gurgaon, Haryana, India, 122018

Sub: Chartered Accountant certificate regarding Project Cost Incurred on the project as on 31.12.2024

Dear Sir,

1. As informed to us by the Board of Directors of the Company that the Company is engaged in Real Estate Projects namely "The Kingstown Heights" situated at Sector-37D, VILLAGE – Gadoli Kalan, Gurugram, Haryana.
2. Under the rules and regulations of RERA the Company is required to submit the cost incurred on the project and we have been requested by the Management of the Company to provide a report on the accompanying Statement of Cost Incurred on the Project as at 31.12.2024 (hereinafter referred to as the Statement) for the above purpose. This Statement has been prepared by the Management of the Company, which we have initialed for the purpose of identification only.

Management's Responsibility:

3. The preparation of the Statement is the responsibility of the management of 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 controls 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.

Chartered Accountants' Responsibility:

4. Pursuant to the requirements of the above, it is our responsibility to provide a reasonable assurance that:
 - (i) we have inquired into the state of affairs of the Company in relation to the unaudited financial statements for the period ended 31.12.2024.
 - (ii) the amount of Cost Incurred on Project as stated in Annexure A has been properly determined considering the unaudited financial statements as at 31.12.2024.

5. We conducted our examination of the Statement in accordance with the Guidance Note on Audit Reports and Certificates for Special Purposes (Revised 2016), issued by the Institute of Chartered Accountants of India (the "Guidance Note"), 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.
6. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Company that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Opinion

7. Based on inquiries conducted and our examination as above, we report that:
 - (i) We have inquired into the state of affairs of the Company in relation to its unaudited financial statements as at and for the period ended 31.12.2024.
 - (ii) The amount of Cost Incurred on Project as computed in the Statement attached herewith, as Annexure A, in our view has been properly determined. The amounts have been extracted from the unaudited financial statements of the Company as at and for the year ended 31.12.2024.

Restriction on Use

8. This report has been issued at the request of the Company solely for use of the Company:
 - (i) In connection with provisions of RERA rules and regulations.
 - (ii) can be shared with the persons in connection with the above for onward submission to RERA, and may not be suitable for any other purpose. This report should not be used for any other purpose without our prior written consent. 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 report is shown or into whose hands it may come without our prior consent in writing.

For Ashutosh Pandey & Associates
Chartered Accountants
FRN No: 021376N

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by ASHUTOSH
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Ashutosh Kumar Pandey

Membership No.: 507900

UDIN No: 25507900BMJWWK1295

Date: 30.01.2025

Place: Delhi

Annexure-A

Statement of Project Cost Incurred

The Project Cost Incurred by the Company as on 31.12.2024 is Rs. 1,678.99/- Lakhs for its ongoing Project "The Kingstown Heights" Mix Land Use Colony Project on land admeasuring 6.26406 acres being developed at Sector- 37D, Gurugram Haryana as per the details given below:

(Rs. in Lakhs)				
S.No	Nature of Head	Estimated Cost	Cost Incurred as on 31.12.2024	Cost to be Incurred
1	Land Cost	21,498.31	-	21,498.31
2	EDC	2,167.27	223.80	1,943.47
3	IDC	307.71	307.71	-
4	License Cost	263.60	263.60	-
5	IDW	71.96	-	71.96
6	Conversion Charges	57.83	57.83	-
7	Infrastructure and augmentation	494.54	247.29	247.25
8	Cost of Construction and Infrastructure	72,027.63	310.11	71,717.52
9	Administrative Cost	15,078.11	226.52	14,851.59
10	Marketing and Selling Cost	8,795.56	-	8,795.56
11	Other Cost	42.13	42.13	0.00
	Total	120,804.64	1,678.99	119,125.65

For Ashutosh Pandey & Associates
Chartered Accountants
FRN No: 021376N

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by ASHUTOSH
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PANDEY Date: 2025.01.30
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Place: Delhi