

To,  
The Board of Director  
DLF Limited  
3<sup>rd</sup> Floor, Shopping Mall,  
Arjun Marg, DLF city Phase-1  
Gurugram, Haryana -122002

Dear Sir,

**Independent Practitioner's certificate as required by the management to confirm the total project cost for Project- DLF Privana North, Sector 76-77, Gurugram.**

1. M/S DLF Limited is a Company registered at 3<sup>rd</sup> floor, Shopping Mall, Arjuna Marg, DLF Phase I, Gurugram, Haryana has license no 219 dated 25-10-23 under NILP Policy for 116.29 acres. Estimated Project cost as envisaged by the management for project DLF **Privana North**, Sector 76-77, Gurugram for residential group housing on land measuring 17.701 acres.

**Management's responsibility for the Statement:**

2. The responsibility of the Management of DLF Limited 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 control 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. The management is also responsible for ensuring that the estimated project cost is up to date.

**Practitioner's responsibility:**

3. It is our responsibility to report on the Statement, based on our examination of the records/previous reports in respect of total project cost with reference to the 17.701 acres of **Project - DLF Privana North**, located in Sector 76-77 Gurugram, Haryana which have been subjected to report pursuant to the requirements of the management.
4. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) issued by the Institute of Chartered Accountants of India. 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. We have complied with the applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

### Opinion

5. We have examined the books of accounts and other relevant documents provided to us by the management and respective budgeted Sheets of the project.

Based on our examination of records and the information and explanation given to us, in our opinion, total estimated project cost of **Project-DLF Privana North**, land area measuring 17.701 acres, Sector 76-77 Gurugram (Haryana) being developed by DLF Ltd, Information as on 31<sup>th</sup> March 2025 are:

Sr. No.	Particular	Amount in Lakhs
1.	Land Cost	62,709
2.	Approval and Government charges	35,418
3.	Estimated Development and Construction cost	4,47,608
	<b>Total</b>	<b>5,45,735</b>

Further, the management has prepared & furnished the information, being a technical matter, relating to the project, in the prescribed format under REP 1 (annexure 1, attached), we confirm that the form REP 1 is true and correct and total **estimated project cost is 5,45,735 lakhs.**

### Restriction on Use

6. This certificate has been issued at the request of the management of the Company, for submission to the Government Authority and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.
7. This certificate is issued on the basis of information, explanation and documents produced by the management of the Company before us for verification. Our responsibility is limited to certifying the particulars provided in the certificate on the basis of information and other relevant records and electronic records maintained by the Company.

**For MRKS AND ASSOCIATES**

**Chartered Accountants**

Firm Registration Number: 023711N

**Saurabh Kuchhal**

**Partner**

Membership Number: 512362

UDIN: 25512362BMJGKJ2509

Date:- 25-April-2025

Place - Gurugram

**(Annexure 1) FORM REP-I**

**Part - C**

**Project Details:**

1. Estimated cost of the project: <b>(Annex a copy of the project in Folder C)</b>	<b>545734.69 Lakhs</b>
i. Cost of the land (if included in the estimated cost)	<b>62708.52 Lakhs</b>
ii. Estimated cost of construction of apartments	<b>425227.57 Lakhs</b>
iii. Estimated cost of infrastructure and other structures	<b>22380.40 Lakhs</b>
iv. Other Costs including EDC, Taxes, Levies etc.	<b>35418.20 Lakhs</b>

2. The total land of the project measuring **17.701 Acres** will be utilised in the following manner:

<b>Sr. No.</b>	<b>Land area under usage</b>	<b>Area of land (Acres)</b>
1	PLOTS TO BE SOLD	<b>0</b>
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	<b>2.46</b>
3	CONSTRUCTION OF ROADS	<b>0</b>
4	PAVEMENTS	<b>0</b>
5	PARKS AND PLAYGROUNDS	<b>0</b>
6	GREEN BELTS	<b>0</b>
7	VEHICLE PARKINGS	<b>0</b>
8	ELECTRICITY SUB-STATION	<b>0</b>
9	CLUB HOUSE	<b>0</b>
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	<b>0</b>
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	<b>0</b>