



# DEEPAK K CHHABRA & ASSOCIATES

(CHARTERED ACCOUNTANTS)

Add: 1/5, Devi Lal Colony, Near Housing Board, Sector-7, Gurugram-122001, Haryana

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To  
The Chairman  
Haryana Real Estate Regulatory Authority  
New PWD Rest House, Civil Lines  
Gurugram Haryana

On the basis of books of accounts provided M/s Adhikaansh Realtors Private Limited (CIN#U70109HR2020PTC090928) having its registered office at 12A Floor, Tower 2 M3M International Financial Center, Sector-66 Gurugram Haryana is in the process for the registration of their Independent Residential Floors over an Affordable Plotted Colony Under Deen Dayal Jan Awas Yojna- DDJAY project namely "Smartworld Gems 3" over an area admeasuring 0.43 acres part of total licenced area 57.40 acres in Sector 89, Gurugram under the RERA Act, 2016. Based upon the scrutiny of the filled-up formats i.e., DPI, REP - I (A to H) as uploaded on the website of HRERA, Gurugram, and enclosures and the books of accounts of the Company, we hereby verify as follows:

Amount Paid by the promoter as loan/advances from associated companies towards the project being registered namely "Smartworld Gems 3"			
Total Amount collected from the allottees up to the date of application/registration	-		
Heads	Budget (in Lacs)	Incurred (in Lacs)	Balance (in Lacs)
Total amount budgeted & spent up to date of application for registration (1+2+3+4+5+6)	5,642.56	810.11	4,832.45
1. Land Cost	753.03	753.03	
2. External Development Charges for 0.64 FAR	19.32	19.32	-
3. Infrastructure Development Charges for 0.64 FAR	21.89	21.89	-
4. Cost of Construction	2640.79	-	2640.79
5. Infrastructure Development Cost (IDW)	145.00	-	145.00
6. Other costs	2062.54	15.88	2046.66
• Admin & Overheads	363.58	-	363.58
• Labour Cess	13.49	13.49	-
• Contingency	72.72	-	72.72
• Taxes	865.02	-	865.02
• RERA Fees	1.69	1.69	-
• Scrutiny Fee for Building Plans	0.70	0.70	-
• Income Tax	272.69	-	272.69
• Branding	36.36	-	36.36
• Marketing Cost	145.43	-	145.43
• Brokerage Cost	290.87	-	290.87



The certificate has been issued on the basis of records and other relevant documents in relation thereto produces before us and upon specific request by the promoter.

For Deepak K Chhabra & Associates  
Chartered Accountant  
FRN No. 032025N



(CA Deepak Kumar)  
Proprietor  
M.No. 544281  
Place: Gurugram  
Date: 30.04.2025  
UDIN: **25544281BMKMHZ7236**