



**SANDEEP KULDEEP & CO.**  
**CHARTERED ACCOUNTANT**

Ref. No. SKC/2023-24/043

UDIN: 2309484786 WOA 118190

**TO WHOM IT MAY CONCERN**

1. This Certificate is issued in accordance with the terms of our agreement dated 30<sup>th</sup> November 2023.
2. "Coral Realtors Private Limited" a company incorporated under the Companies Act, 2013 and having its registered office at Regd. office at Unit No G-02, Ground Floor, Manglam Paradise Mall, Manglam Palace, Sector-3, Rohini, Delhi-110085 ("**Company**") has provided us certain financial records & information.

**Managements' Responsibility for the Statement**

3. The preparation of the Statement is the responsibility of the Management of **M/s Coral Realtors Private Limited** (herein after 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 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 they comply with the Rera requirements.

**Practitioner's Responsibility**

4. Pursuant to the requirements of the certificate, it is our responsibility to provide a reasonable assurance whether the financial values which is mentioned below has been accurately extracted from the records maintained.

**Opinion**

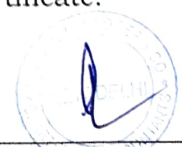
5. Based on our examination, as above, and the information and explanations given to us, this is to certify that we have inquired the state of affairs of the Company in relation to the unaudited financial statements as at and for the year ended 31<sup>st</sup> March 2023.

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 for the year ended 31<sup>st</sup> March 2023.

**Sources of information**

The Sources of information includes:

- Unaudited Financial statements and books of accounts for the year ending 31<sup>st</sup> March 2023.
- In addition to the above we have also obtained such other information and explanation, which were considered relevant for the purpose of certificate.





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### **Limitation**

- The procedures that we performed did not constitute an audit or a review made in accordance with the generally accepted auditing standards in India and consequently no assurance has been expressed.
- Estimated cost has been taken as certified by the management and we do not have any independent source to verify the number.

### **Distribution of Certificate**

This certificate has been prepared exclusively for the Management of the Company in connection with the RERA rules and regulations. It should not be used, reproduced or circulated to any other person or for any purpose other than as mentioned below, in whole or in part, without the prior written consent of Management. We are aware that this certificate may be used for submission to RERA Compliances.

We trust the above meets your requirements. Please feel free to contact us in case you require any additional information or clarifications.

Yours faithfully

**For Sandeep Kuldeep & Co**  
Chartered Accountants  
ICAI Firm Reg. No. 015163N

(Sandeep Jain)  
Partner  
M. No.: 094847  
Place: New Delhi  
Date: 06.12.2023



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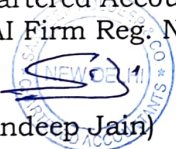
**Annexure-A**

**Statement of Project Cost Incurred**

The Total Estimated Project Cost as on 31.03.2023 is Rs. 174,60,00,000/- (Rupees One Seventy Four Crores Sixty Lakh Only) for its ongoing Project "METRO WORLD" Commercial, Multiplex on land admeasuring 2700 Sq Meters being developed at Sector-56, Gurugram Haryana-122011 as per the details given below

S. No.	Nature of Head	Estimated Cost (Rs. In Lacs)	Cost Incurred as on 31-03-2023 (Rs. In Lacs)	Cost to be Incurred (Rs. In Lacs)
1	Land Cost and HUDA Development Costs	8910.49	8910.49	-
2	Interest Cost	3210.60	2732.30	487.30
3	Cost of Construction and Infrastructure Cost	5338.91	4842.42	496.49
<b>Total</b>		<b>17460.00</b>	<b>16485.21</b>	<b>974.79</b>

**For Sandeep Kuldeep & Co**  
Chartered Accountants  
ICAI Firm Reg. No. 015163N

  
(Sandeep Jain)  
Partner  
M. No.: 094847  
Place: New Delhi  
Date: 06.12.2023