

KHANNA PURI WADHAWAN & Co.

Chartered Accountants

598, Sector 37, Faridabad 121003.

Ph.: 9810821974, 9810110467

email : pradeepsood58@yahoo.com

Chartered Accountant Certificate**COST OF GROUP HOUSING COLONY PROJECT UNDER LIC. NO.259 of 2025 - THE ESTATE ONE, AT SEC-63A, GURUGRAM, OF LAND AREA 5.0875 ACRES**

		Amount (In Lakhs)	
		Estimated (Column -A)	Incurred & Paid (Column -B)
1 i	Land Cost	48285.39	1367.34
1 ii	Development Cost		
a	Estimated Internal Development Works and Construction Cost Certified by Architect	62,301.00	
b	Actual Cost of Development incurred so far as per the books of accounts as verified by the CA		101.41
c	External Development Charges (EDC)	1909.71	527.94
d	Infrastructure Development Charges (IDC)	184.01	92.01
e	CLU / License fee / Scrutiny fee / Rera fee	176.22	151.22
f	Admin Cost	7500.00	329.21
g	Marketing Cost	7500.00	1.65
h	Finance Cost	4000.00	0.00
i	IAC TDR	620.79	620.79
j	EDC - TDR	1049.85	1049.85
	Sub total (Development Cost)	85241.58	2874.08
2	Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A	133526.97	
3	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Column - B	4241.42	

This certificate is being issued for RERA compliance for the Company - ANANT RAJ LIMITED for proposed Group Housing Project 'THE ESTATE ONE' in Sec-63A, Gurugram and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For Khanna Puri Wadhawan & Co.

Chartered Accountants

FRN. 010530N

(Pradeep Kumar Sood)

Partner

(Membership Number: 082971)

UDIN No. 26082971DELPLT1413



Date: 06-Jun-26

Place: Faridabad