

PROJECT REPORT CERTIFICATE

This is to certify that, based on our examination of the books of account, records, documents, and other information and explanations furnished to us by the management of **Syscom Edutech Private Limited**, having its registered office at **Plot No. 06, 1st Floor, LSC Market, BLK-BN, Shalimar Bagh, North West Delhi, Delhi – 110088** and bearing **CIN: U70100DL2008PTC175081** (hereinafter referred to as the "Company"), we have reviewed the Project Report prepared in connection with the registration of the project titled **"Sonipat Global Industrial Township – Phase-IV"**.

The project pertains to the development of an **Industrial Plotted Colony** over an additional land parcel adjoining Licence Nos. **34 of 2021, 45 of 2022 and 242 of 2023**, thereby aggregating to a total project area of **45.475 acres**. The additional area proposed for development measures **5.45 acres** and is situated at **Village Devru and Jawahari, Tehsil and District Sonipat, Haryana**.

We Certified the below detailed particulars of the project, including land details, project cost and other relevant information, are provided in **Annexure-A**, which forms an integral part of this certificate and should be read in conjunction herewith.

For and on behalf of
CA Sachin
Chartered Accountant



Sachin
M.No.: 567292
UDIN: 26567292HDWFUE9232
Date: 02-07-2026
Place: Barwala

Annexure A

Project Report - Sonipat Global Industrial Township (Phase IV)					
Industrial Plotted Colony Being developing By Syscom Edutech Private Limited					
Sr. no	Land area/ License Area		5.45 Acres	22,055.37	Sq. Mtrs
	Net Planned Area Plotted Area @		5.245 Acres	21,225.76	Sq. Mtrs.
			64.97% Area of Net Planned (3.4078 Acres)	13,790.88	Sq.Mtr s
	Project Estimates			(Amount in Lacs)	
1	Land Cost including Stamp Duty			851.00	
2	Dev. Charges		69.5 Lacs/ Acre (on Planned Area)	378.78	
a	Boundary Wall	10	Lacs/ Acre		
b	Under Water Ground tank	8	Lacs/ Acre		
c	Internal Road & Pavement	20	Lacs/ Acre		
d	Water Supply System	2.5	Lacs/ Acre		
e	STP Plant	7.5	Lacs/ Acre		
f	Sewage Treatment & Garbage	2.5	Lacs/ Acre		
g	STP Plant	1	Lacs/ Acre		
h	Park/ Playground/ Green	3.5	Lacs/ Acre		
i	Electricity	10	Lacs/ Acre		
j	Stom Water & Drain	4	Lacs/ Acre		
k	Rain Water Harvesting	0.5	Lacs/ Acre		
3	External Development Charges (EDC)	73.01	Lacs/ Acre (on gross acre)	397.92	
4	Marketing Expenses		5% of Total Project Cost	61.49	
5	Project Overhead		3% of Total Project Cost	36.89	
6	Office Expense (License fees, & Conversion Charges		1% of Total Project Cost	12.30	

