SHASHI KANT & ASSOCIATES
CHARTERED ACCOUNTANTS

CERTIFICATE

We have verified the Books of Accounts and relevant records produce before us of M/s. Boxacres Developers Private Limited having PAN AAJCB2583R and Registered office at Unit No. A/GF-03, Ground Floor, KH No. 369-379, 371/1, Village- Sultanpur, MG Centrum, Gadaipur, South West Delhi, New Delhi, Delhi, India, 110030 and we hereby certify on the request of management of the company that the above mentioned entity has incurred the following expenses over the below mentioned head and also the estimated expenses need to be incurred for completion of the project "The Aerth"

Amount in Lacs

Sl. No	Cost of Project	Total Budget	Already Incurred up to 30.04.2026	To be incurred
1	Land Cost (incl. License fee & Conversion Charges)	5,152.68	3,352.68	1,800.00
2	External Development Charges	1,761.00	181.00	1580.00
3	Infrastructure Development Charges	229.84	132.08	97.76
4	Internal Development Works	1,109.07	-	1,109.07
5	Cost of construction	24,990.94	-	24,990.94
6	Cost of construction - Commercial	499.47	-	499.47
7	Other costs	10,250.00	129.81	10,120.19
	Total:	**43,993.00**	**3,795.57**	**40,197.43**

The above information has been compiled from books of accounts and related documents produced before us.

Further, we certify that the Project is presently in its initial stage and, as on the date of issuance of this Certificate, no unit forming part of the Project has been sold, allotted, booked, or otherwise transferred by the Promoter. A detailed inventory breakup of the units is annexed hereto as Annexure A, and all units specified therein remain unsold as on date.

For Shashi Kant and Associates
Chartered Accountants
FRN:- 024848N
UDIN:- **26512645XMAWTR1270**

SHASHI KANT & ASSOCIATES * Chartered Accountants * FRN:- 024848N

Shashi Kant
Partner
MN.512645

Place:- New Delhi
Date: 20.05.2026

Office Address: 202, 2nd Floor, Wing -2, Hans Bhawan, Behind ICAI Building (ITO), Bahadur Shah Zafar Marg, New Delhi-110002, E. Mail: shashikantassociates@gmail.com Mobile No: +91-9873252678, Tel. No. 011-46023770

Annexure-A: Detailed Inventory Breakup of the Project "The Aerth"

Sr-No.	Tower	Unit No	Carpet Area (In Sq. mt.)	Carpet Area (In Sq. ft)
1	Tower-A	101	69.79	751.22
2	Tower-A	102	68.21	734.21
3	Tower-A	103	91.99	990.18
4	Tower-A	104	91.52	985.12
5	Tower-A	201	69.79	751.22
6	Tower-A	202	68.21	734.21
7	Tower-A	203	91.99	990.18
8	Tower-A	204	91.52	985.12
9	Tower-A	301	69.79	751.22
10	Tower-A	302	68.21	734.21
11	Tower-A	303	91.99	990.18
12	Tower-A	304	91.52	985.12
13	Tower-A	401	69.79	751.22
14	Tower-A	402	68.21	734.21
15	Tower-A	403	91.99	990.18
16	Tower-A	404	91.52	985.12
17	Tower-A	501	69.79	751.22
18	Tower-A	502	68.21	734.21
19	Tower-A	503	91.99	990.18
20	Tower-A	504	91.52	985.12
21	Tower-A	601	69.79	751.22
22	Tower-A	602	68.21	734.21
23	Tower-A	603	91.99	990.18
24	Tower-A	604	91.52	985.12
25	Tower-A	701	69.79	751.22
26	Tower-A	702	68.21	734.21
27	Tower-A	703	91.99	990.18
28	Tower-A	704	91.52	985.12
29	Tower-A	801	69.79	751.22
30	Tower-A	802	68.21	734.21
31	Tower-A	803	91.99	990.18
32	Tower-A	804	91.52	985.12
33	Tower-A	901	69.79	751.22

SHASHI KANT & ASSOCIATES
FRN:-
024848N

Sr-No.	Tower	Unit No	Carpet Area (In Sq. mt.)	Carpet Area (In Sq. ft)
34	Tower-A	902	68.21	734.21
35	Tower-A	903	91.99	990.18
36	Tower-A	904	91.52	985.12
37	Tower-A	1001	69.79	751.22
38	Tower-A	1002	68.21	734.21
39	Tower-A	1003	91.99	990.18
40	Tower-A	1004	91.52	985.12
41	Tower-A	1101	69.79	751.22
42	Tower-A	1102	68.21	734.21
43	Tower-A	1103	91.99	990.18
44	Tower-A	1104	91.52	985.12
45	Tower-A	1201	69.79	751.22
46	Tower-A	1202	68.21	734.21
47	Tower-A	1203	91.99	990.18
48	Tower-A	1204	91.52	985.12
49	Tower-A	1301	69.79	751.22
50	Tower-A	1302	68.21	734.21
51	Tower-A	1303	91.99	990.18
52	Tower-A	1304	91.52	985.12
53	Tower-A	1401	69.79	751.22
54	Tower-A	1402	68.21	734.21
55	Tower-A	1403	91.99	990.18
56	Tower-A	1404	91.52	985.12
57	Tower-A	1501	69.79	751.22
58	Tower-A	1502	68.21	734.21
59	Tower-A	1503	91.99	990.18
60	Tower-A	1504	91.52	985.12
61	Tower-A	1601	69.79	751.22
62	Tower-A	1602	68.21	734.21
63	Tower-A	1603	91.99	990.18
64	Tower-A	1604	91.52	985.12
65	Tower-A	1701	69.79	751.22
66	Tower-A	1702	68.21	734.21
67	Tower-A	1703	91.99	990.18
68	Tower-A	1704	91.52	985.12

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Sr-No.	Tower	Unit No	Carpet Area (In Sq. mt.)	Carpet Area (In Sq. ft)
69	Tower-A	1801	69.79	751.22
70	Tower-A	1802	68.21	734.21
71	Tower-A	1803	71.63	771.03
72	Tower-A	1804	91.52	985.12
73	Tower-A	1901	69.79	751.22
74	Tower-A	1902	68.21	734.21
75	Tower-A	1903	91.99	990.18
76	Tower-A	1904	91.52	985.12
77	Tower-A	2001	69.79	751.22
78	Tower-A	2002	68.21	734.21
79	Tower-A	2003	91.99	990.18
80	Tower-A	2004	91.52	985.12
81	Tower-A	2101	69.79	751.22
82	Tower-A	2102	68.21	734.21
83	Tower-A	2103	91.99	990.18
84	Tower-A	2104	91.52	985.12
85	Tower-A	2201	69.79	751.22
86	Tower-A	2202	68.21	734.21
87	Tower-A	2203	91.99	990.18
88	Tower-A	2204	91.52	985.12
89	Tower-B	101	69.79	751.22
90	Tower-B	102	68.21	734.21
91	Tower-B	103	68.21	734.21
92	Tower-B	104	69.79	751.22
93	Tower-B	201	69.79	751.22
94	Tower-B	202	68.21	734.21
95	Tower-B	203	68.21	734.21
96	Tower-B	204	69.79	751.22
97	Tower-B	301	69.79	751.22
98	Tower-B	302	68.21	734.21
99	Tower-B	303	68.21	734.21
100	Tower-B	304	69.79	751.22
101	Tower-B	401	69.79	751.22
102	Tower-B	402	68.21	734.21
103	Tower-B	403	68.21	734.21

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Sr-No.	Tower	Unit No	Carpet Area (In Sq. mt.)	Carpet Area (In Sq. ft)
104	Tower-B	404	69.79	751.22
105	Tower-B	501	69.79	751.22
106	Tower-B	502	68.21	734.21
107	Tower-B	503	68.21	734.21
108	Tower-B	504	69.79	751.22
109	Tower-B	601	69.79	751.22
110	Tower-B	602	68.21	734.21
111	Tower-B	603	68.21	734.21
112	Tower-B	604	69.79	751.22
113	Tower-B	701	69.79	751.22
114	Tower-B	702	68.21	734.21
115	Tower-B	703	68.21	734.21
116	Tower-B	704	69.79	751.22
117	Tower-B	801	69.79	751.22
118	Tower-B	802	68.21	734.21
119	Tower-B	803	68.21	734.21
120	Tower-B	804	69.79	751.22
121	Tower-B	901	69.79	751.22
122	Tower-B	902	68.21	734.21
123	Tower-B	903	68.21	734.21
124	Tower-B	904	69.79	751.22
125	Tower-B	1001	69.79	751.22
126	Tower-B	1002	68.21	734.21
127	Tower-B	1003	68.21	734.21
128	Tower-B	1004	69.79	751.22
129	Tower-B	1101	69.79	751.22
130	Tower-B	1102	68.21	734.21
131	Tower-B	1103	68.21	734.21
132	Tower-B	1104	69.79	751.22
133	Tower-B	1201	69.79	751.22
134	Tower-B	1202	68.21	734.21
135	Tower-B	1203	68.21	734.21
136	Tower-B	1204	69.79	751.22
137	Tower-B	1301	69.79	751.22
138	Tower-B	1302	68.21	734.21

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Sr-No.	Tower	Unit No	Carpet Area (In Sq. mt.)	Carpet Area (In Sq. ft)
139	Tower-B	1303	68.21	734.21
140	Tower-B	1304	69.79	751.22
141	Tower-B	1401	69.79	751.22
142	Tower-B	1402	68.21	734.21
143	Tower-B	1403	68.21	734.21
144	Tower-B	1404	69.79	751.22
145	Tower-B	1501	69.79	751.22
146	Tower-B	1502	68.21	734.21
147	Tower-B	1503	68.21	734.21
148	Tower-B	1504	69.79	751.22
149	Tower-B	1601	69.79	751.22
150	Tower-B	1602	68.21	734.21
151	Tower-B	1603	68.21	734.21
152	Tower-B	1604	69.79	751.22
153	Tower-B	1701	69.79	751.22
154	Tower-B	1702	68.21	734.21
155	Tower-B	1703	68.21	734.21
156	Tower-B	1704	69.79	751.22
157	Tower-B	1801	69.79	751.22
158	Tower-B	1802	68.21	734.21
159	Tower-B	1803	52.66	566.83
160	Tower-B	1804	69.79	751.22
161	Tower-B	1901	69.79	751.22
162	Tower-B	1902	68.21	734.21
163	Tower-B	1903	68.21	734.21
164	Tower-B	1904	69.79	751.22
165	Tower-B	2001	69.79	751.22
166	Tower-B	2002	68.21	734.21
167	Tower-B	2003	68.21	734.21
168	Tower-B	2004	69.79	751.22
169	Tower-B	2101	69.79	751.22
170	Tower-B	2102	68.21	734.21
171	Tower-B	2103	68.21	734.21
172	Tower-B	2104	69.79	751.22
173	Tower-B	2201	69.79	751.22

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Sr-No.	Tower	Unit No	Carpet Area (In Sq. mt.)	Carpet Area (In Sq. ft)
174	Tower-B	2202	68.21	734.21
175	Tower-B	2203	68.21	734.21
176	Tower-B	2204	69.79	751.22
177	Tower-C	101	69.79	751.22
178	Tower-C	102	68.21	734.21
179	Tower-C	103	91.99	990.18
180	Tower-C	104	91.52	985.12
181	Tower-C	201	69.79	751.22
182	Tower-C	202	68.21	734.21
183	Tower-C	203	91.99	990.18
184	Tower-C	204	91.52	985.12
185	Tower-C	301	69.79	751.22
186	Tower-C	302	68.21	734.21
187	Tower-C	303	91.99	990.18
188	Tower-C	304	91.52	985.12
189	Tower-C	401	69.79	751.22
190	Tower-C	402	68.21	734.21
191	Tower-C	403	91.99	990.18
192	Tower-C	404	91.52	985.12
193	Tower-C	501	69.79	751.22
194	Tower-C	502	68.21	734.21
195	Tower-C	503	91.99	990.18
196	Tower-C	504	91.52	985.12
197	Tower-C	601	69.79	751.22
198	Tower-C	602	68.21	734.21
199	Tower-C	603	91.99	990.18
200	Tower-C	604	91.52	985.12
201	Tower-C	701	69.79	751.22
202	Tower-C	702	68.21	734.21
203	Tower-C	703	91.99	990.18
204	Tower-C	704	91.52	985.12
205	Tower-C	801	69.79	751.22
206	Tower-C	802	68.21	734.21
207	Tower-C	803	91.99	990.18
208	Tower-C	804	91.52	985.12

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Sr-No.	Tower	Unit No	Carpet Area (In Sq. mt.)	Carpet Area (In Sq. ft)
209	Tower-C	901	69.79	751.22
210	Tower-C	902	68.21	734.21
211	Tower-C	903	91.99	990.18
212	Tower-C	904	91.52	985.12
213	Tower-C	1001	69.79	751.22
214	Tower-C	1002	68.21	734.21
215	Tower-C	1003	91.99	990.18
216	Tower-C	1004	91.52	985.12
217	Tower-C	1101	69.79	751.22
218	Tower-C	1102	68.21	734.21
219	Tower-C	1103	91.99	990.18
220	Tower-C	1104	91.52	985.12
221	Tower-C	1201	69.79	751.22
222	Tower-C	1202	68.21	734.21
223	Tower-C	1203	91.99	990.18
224	Tower-C	1204	91.52	985.12
225	Tower-C	1301	69.79	751.22
226	Tower-C	1302	68.21	734.21
227	Tower-C	1303	91.99	990.18
228	Tower-C	1304	91.52	985.12
229	Tower-C	1401	69.79	751.22
230	Tower-C	1402	68.21	734.21
231	Tower-C	1403	91.99	990.18
232	Tower-C	1404	91.52	985.12
233	Tower-C	1501	69.79	751.22
234	Tower-C	1502	68.21	734.21
235	Tower-C	1503	91.99	990.18
236	Tower-C	1504	91.52	985.12
237	Tower-C	1601	69.79	751.22
238	Tower-C	1602	68.21	734.21
239	Tower-C	1603	91.99	990.18
240	Tower-C	1604	91.52	985.12
241	Tower-C	1701	69.79	751.22
242	Tower-C	1702	68.21	734.21
243	Tower-C	1703	91.99	990.18

FRN:- 02484[illegible]
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Sr-No.	Tower	Unit No	Carpet Area (In Sq. mt.)	Carpet Area (In Sq. ft)
244	Tower-C	1704	91.52	985.12
245	Tower-C	1801	69.79	751.22
246	Tower-C	1802	68.21	734.21
247	Tower-C	1803	71.63	771.03
248	Tower-C	1804	91.52	985.12
249	Tower-C	1901	69.79	751.22
250	Tower-C	1902	68.21	734.21
251	Tower-C	1903	91.99	990.18
252	Tower-C	1904	91.52	985.12
253	Tower-C	2001	69.79	751.22
254	Tower-C	2002	68.21	734.21
255	Tower-C	2003	91.99	990.18
256	Tower-C	2004	91.52	985.12
257	Tower-C	2101	69.79	751.22
258	Tower-C	2102	68.21	734.21
259	Tower-C	2103	91.99	990.18
260	Tower-C	2104	91.52	985.12
261	Tower-C	2201	69.79	751.22
262	Tower-C	2202	68.21	734.21
263	Tower-C	2203	91.99	990.18
264	Tower-C	2204	91.52	985.12
265	Tower-D	101	103.69	1,116.12
266	Tower-D	102	103.69	1,116.12
267	Tower-D	103	103.69	1,116.12
268	Tower-D	104	103.69	1,116.12
269	Tower-D	201	103.69	1,116.12
270	Tower-D	202	103.69	1,116.12
271	Tower-D	203	103.69	1,116.12
272	Tower-D	204	103.69	1,116.12
273	Tower-D	301	103.69	1,116.12
274	Tower-D	302	103.69	1,116.12
275	Tower-D	303	103.69	1,116.12
276	Tower-D	304	103.69	1,116.12
277	Tower-D	401	103.69	1,116.12
278	Tower-D	402	103.69	1,116.12

SHASHI KANT & ASSOCIATES
FRN:- 024846N
Chartered Accountants

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Sr-No.	Tower	Unit No	Carpet Area (In Sq. mt.)	Carpet Area (In Sq. ft)
279	Tower-D	403	103.69	1,116.12
280	Tower-D	404	103.69	1,116.12
281	Tower-D	501	103.69	1,116.12
282	Tower-D	502	103.69	1,116.12
283	Tower-D	503	103.69	1,116.12
284	Tower-D	504	103.69	1,116.12
285	Tower-D	601	103.69	1,116.12
286	Tower-D	602	103.69	1,116.12
287	Tower-D	603	103.69	1,116.12
288	Tower-D	604	103.69	1,116.12
289	Tower-D	701	103.69	1,116.12
290	Tower-D	702	103.69	1,116.12
291	Tower-D	703	103.69	1,116.12
292	Tower-D	704	103.69	1,116.12
293	Tower-D	801	103.69	1,116.12
294	Tower-D	802	103.69	1,116.12
295	Tower-D	803	103.69	1,116.12
296	Tower-D	804	103.69	1,116.12
297	Tower-D	901	103.69	1,116.12
298	Tower-D	902	103.69	1,116.12
299	Tower-D	903	103.69	1,116.12
300	Tower-D	904	103.69	1,116.12
301	Tower-D	1001	103.69	1,116.12
302	Tower-D	1002	103.69	1,116.12
303	Tower-D	1003	103.69	1,116.12
304	Tower-D	1004	103.69	1,116.12
305	Tower-D	1101	103.69	1,116.12
306	Tower-D	1102	103.69	1,116.12
307	Tower-D	1103	103.69	1,116.12
308	Tower-D	1104	103.69	1,116.12
309	Tower-D	1201	103.69	1,116.12
310	Tower-D	1202	103.69	1,116.12
311	Tower-D	1203	103.69	1,116.12
312	Tower-D	1204	103.69	1,116.12
313	Tower-D	1301	103.69	1,116.12

SHASHI KANT & ASSOCIATES FRN: 024848N Chartered Accountants

Sr-No.	Tower	Unit No	Carpet Area (In Sq. mt.)	Carpet Area (In Sq. ft)
314	Tower-D	1302	103.69	1,116.12
315	Tower-D	1303	103.69	1,116.12
316	Tower-D	1304	103.69	1,116.12
317	Tower-D	1401	103.69	1,116.12
318	Tower-D	1402	103.69	1,116.12
319	Tower-D	1403	103.69	1,116.12
320	Tower-D	1404	103.69	1,116.12
321	Tower-D	1501	103.69	1,116.12
322	Tower-D	1502	103.69	1,116.12
323	Tower-D	1503	103.69	1,116.12
324	Tower-D	1504	103.69	1,116.12
325	Tower-D	1601	103.69	1,116.12
326	Tower-D	1602	103.69	1,116.12
327	Tower-D	1603	103.69	1,116.12
328	Tower-D	1604	103.69	1,116.12
329	Tower-D	1701	103.69	1,116.12
330	Tower-D	1702	103.69	1,116.12
331	Tower-D	1703	103.69	1,116.12
332	Tower-D	1704	103.69	1,116.12
333	Tower-D	1801	103.69	1,116.12
334	Tower-D	1802	103.69	1,116.12
335	Tower-D	1803	78.63	846.37
336	Tower-D	1804	103.69	1,116.12
337	Tower-D	1901	103.69	1,116.12
338	Tower-D	1902	103.69	1,116.12
339	Tower-D	1903	103.69	1,116.12
340	Tower-D	1904	103.69	1,116.12
341	Tower-D	2001	103.69	1,116.12
342	Tower-D	2002	103.69	1,116.12
343	Tower-D	2003	103.69	1,116.12
344	Tower-D	2004	103.69	1,116.12
345	Tower-D	2101	103.69	1,116.12
346	Tower-D	2102	103.69	1,116.12
347	Tower-D	2103	103.69	1,116.12
348	Tower-D	2104	103.69	1,116.12

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Sr-No.	Tower	Unit No	Carpet Area (In Sq. mt.)	Carpet Area (In Sq. ft)
349	Tower-D	2201	103.69	1,116.12
350	Tower-D	2202	103.69	1,116.12
351	Tower-D	2203	103.69	1,116.12
352	Tower-D	2204	103.69	1,116.12
	TOTAL		**29,261.83**	**3,14,974.34**

SHASHI KANT & ASSOCIATES
FRN:-
024848N
Chartered Accountants

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