



PANDEY B & COMPANY

CHARTERED ACCOUNTANTS

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

Respected Sir,

M/s Svabhumi Realtors Private Limited ("Company") (CIN# U68100HR2023PTC111218) having its registered office at 12A Floor, Tower-2, M3M International Financial Center, Sector-66, Gurgaon, Haryana, India, 122002 is under the process of development of the Affordable Group Housing Colony namely "Smartworld Nature's Court I" over an area admeasuring 8.28 acres out of 10.98252 acres Affordable Group Housing Colony as per the terms and conditions of licence no 168 of 2025 dated 08.09.2025 over an area admeasuring 139.79375 acres situated at Village Bas Haria and Jhund Sarai Abad, Sector-M9, M10 and M11 Manesar, Gurugram, Haryana under RERA Act, 2016. Based upon the scrutiny of the filled-up formats i.e. DPI, REP - I (A-H) as uploaded on the website of HRERA, Gurugram and enclosures and also 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 NATURE'S COURT I"			
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)	1,77,860.37	1,723.17	1,76,137.20
Land Cost	56,000.00	-	56,000.00
Cost of Construction	66,597.02	-	66,597.02
Infrastructure Development Works (IDW)	7,573.47	-	7,573.47
Others	47,689.88	1,723.17	45,966.70
EDC	6,719.88	529.16	6,190.72
IDC	625.03	312.51	312.51
License Fees	564.82	564.82	-
Conversion Charges	90.29	90.29	-
Scrutiny Fees	10.00	10.00	-
Scrutiny Fees BP	21.76	21.76	-
IDC GRIHA	33.34	33.34	-
Labour Cess	577.69	126.00	451.69
RERA Fees	35.30	35.30	-
Admin & Overheads	2,294.81	-	2,294.81
Contingency	2,294.81	-	2,294.81
Taxes	11,474.05	-	11,474.05
Marketing	4,589.62	-	4,589.62
Brokerage	13,768.87	-	13,768.87
Branding	4,589.62	-	4,589.62

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, Pandey B & Company

FRN: 032118C

UDIN: 25543766BMJMAA7278

Place: New Delhi

Date: 19.12.2025



CA BRIJ BIHARI PANDEY

Proprietor

M.No 543766