SANJAY V GUPTA & ASSOCIATES
Chartered Accountants

+91-9911433045,9911662021
Email: svguptassociates@yahoo.co.in
sanjay@lawbirdconsulting.com

TO WHOMSOEVER IT MAY CONCERN

We Sanjay V Gupta & Associates (Chartered Accountants) on the basis of books of accounts, records, budgeted data and information and explanation given to us by the management of M/s. Experion Developers Private Limited (CIN: U70109DL2006FTC151343) having its registered office at F- 9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka, New Delhi, New Delhi, Delhi, India, 1 10075, in regards to the project " **EXPERION EMERELLE RESERVE** " (DTCP License no.135 of 2024 dated 04.11.2024) located in Sector 88A, Gurugram under RERA Act, 2016. confirm that Total cost incurred till 30 September 2026 on said project and balance cost to be incurred is as follows: -

Particulars	Estimated	Incurred Up to Sep'26	Balance
Land Cost (A+B+C+D)	**18,822**	**18,822**	**-**
A) Cost of Land	15,823	15,823	-
B) Conversion Charges	59	59	-
C) License Fee	359	359	-
D) TDR Cost	2,582	2,582	-
External Development Charges (EDC)	2,676	1,145	1,531
Infrastructure Development Charges (IDC)	299	299	-
Internal Development Works	3,748	-	3,748
Cost of Construction	63,191	-	63,191
Cost of Construction of Community	9,511	-	9,511
Other costs (IAC, RERA Fee, Others)	16,343	2,176	14,167
TOTAL	**1,14,591**	**22,443**	**92,148**

The certificate has been issued based on records and other relevant documents in relation thereto produced before us and upon specific request by the promoter.

For Sanjay V Gupta & Associates
Chartered Accountants
Firm registration number: 018701N

SANJAY GUPTA
Digitally signed by SANJAY GUPTA
Date: 2026.10.27 19:03:10 +05'30'

Sanjay Gupta
Membership Number: 500613
Partner

Date: 27 October 2026
Place: New Delhi
UDIN: 26500613MXENFO5180