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|-----|----------------------------|---|
| (A) | Project Name | AHINSHA NATUREZ PARK |
| (B) | Project Location | GH-06, REVENUE ESTATE, OF VILLAGE SARAI KHAWAJA SECTOR-41 FARIDABAD HARYANA |
| (C) | Promoter Name | AHINSHA BUILDERS PRIVATE LIMITED |
| (D) | Promoter Corporate Address | 416, ARUNACHAL BUILDING, 19, BARAKHAMBA ROAD NEW DELHI-110001 |

We have verified the unaudited books of accounts of Ahinsha Builders (P) Limited on test check basis relating to residential project 'Ahinsha Naturez Park' registered under RERA Act vide Registration No.345/2017/1811 dt.27.10.2017 and designated Account No. 00000038529724126 with State Bank Of India South Extension New Delhi. As per the books of accounts related to this project produced and information, explanation and documents provided, the proportionate estimated expenditure (as certified by the management) and the expenditure incurred on this project till the Quarter ending as on 30-09-2023 is as follows:

| S. No. | PARTICULARS | (Amount in Rs.in lacs) | |
|--------|---|------------------------|-------------|
| | | Estimated Cost | Actual Cost |
| 1 | Land Cost (Proportionate) | | |
| (a) | Acquisition cost of land including legal costs thereon (As per the information provided by the management, to mitigate the variation as per the current market value, the actual land cost has been indexed (as per CII issued by Income tax department) upto the applicability of RERA Act.) | 6,596.00 | 2,806.72 |
| (b) | Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; | - | - |
| (c) | Acquisition cost of TDR (Transfer of Development Rights), if any; | - | - |
| (d) | Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc (if not included in (a) above); | - | - |
| | Sub Total of Land Cost (A) | 6,596.00 | 2,806.72 |
| 2 | Project Clearance Fees | | |
| (a) | Fees paid to RERA | - | - |
| (b) | Fees paid to T&CP Dept. | - | - |
| (c) | Proportionate Fees paid to Local Authority (Municipal/ Panchayat) | - | - |
| (d) | Proportionate Consultant/Architect Fees (directly attributable to project) | - | - |
| (e) | Any other (specify) | - | - |
| | Sub Total of Project Clearance Fees Paid (B) | - | - |
| 3 | Construction/ Development Expenditure | | |
| (a) | Actual construction cost (including proportionate construction overheads) | | |
| (b) | Proportionate share of internal development cost (including cost of site staff salary, water, electricity, security, depreciation and other overheads) | 6,295.00 | 6,399.74 |
| (c) | Other costs including Advertisement and Marketing. | | |
| | Sub Total of Construction/Development Cost (C) | 6,295.00 | 6,399.74 |
| 4 | Borrowing Costs | | |
| (a) | Interest Paid / Payable Till Quarter Ended to Financial Institution | | |
| | Sub Total of Borrowing Costs (D) | - | - |
| 5 | Total cost permissible for the charging to designated a/c [(A)+(B)+(C)+(D)] | 12,891.00 | 9,206.46 |
| 6 | Percentage (%) of completion of Construction Work completed (as per Project Engineer/Architect's Certificate dated: 30/09/2023) | | 101.66% |
| 7 | Percentage (%) of completion of (Construction Work completed / Estimated Construction Cost) (Col. 5 of Row 5 / Col. 4 of Row 5) | | |
| 8 | Total amount received from allottees till end of this quarter | | 4,244.67 |
| 9 | 70% Amount to be deposited in Designated Account (70% of Row 8) | | NA |
| 10 | Cummulative amount that can be withdrawn from designated A/c. | | NA |
| 11 | Amount actually withdrawn till end of this quarter | | NA |
| 12 | Balance available in designated A/c | | NA |
| 13 | Balance that can be withdrawn in future | | 4,961.79 |

This certificate is being issued on specific request of Ahinsha Builders (P) LTD. for RERA compliance. The certification is based on the information and records produced by the Management for verification and is true to the best of my knowledge before me and is true to the best of my knowledge and belief and is not intended for general circulation or publication and is not to be produced or used for any other purpose without our prior written consent other than for the purpose of submission with the bank and RERA Authority.

For ACHIN JAIN & Co.
Chartered Accountants


(CA ACHIN JAIN)

M. No.: 507426

Place: New Delhi

Date: 5th December 2023

UDIN: 23507426BGVTGF2397 dated 5th December 2023



*The information in the certificate are considered from the Unaudited extracts of books of accounts provided by the management. There is no Due - Diligence or Audit done on the extracts provided.