

To,  
M/s Designer Realtors Private Limited,  
OT-14, 3rd Floor, Next Door, Parklands  
Sector-76, Faridabad, Haryana-121004

Independent Practitioner's certificate as required by the management to confirm the project under RERA Reg. No. **HRERA-PKL-FBD-152-2019 dated 16.09.2019.**

- 1) M/s. **Designer Realtors Private Limited** (CIN No: - U70102HR2009PTC083191) is a Company registered in Haryana, Faridabad, having PAN **AADCD1057G** and **GSTIN 06AADCD1057G1Z1** and is having its principal place of business at **Faridabad** in the State of Haryana.

**Management's responsibility for the Statement:**

- 2) The responsibility of the Management of M/s **Designer Realtors Private Limited** including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and refund application and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances. The management is also responsible for ensuring that the notices are up to date.

**Practitioner's responsibility**

- 3) It is our responsibility to report on the Statement, based on our examination of the records/previous reports in respect of amount incurred with reference to the **district-5, Block-B** project of an affordable residential plotted colony under DDJAY on 11.184 Acres situated at Sector-84, Faridabad, Haryana which have been subjected to report pursuant to the requirements of the management.
- 4) We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India. We have complied with the applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

**Opinion**

- 5) We have examined the books of accounts and other relevant documents provided to us by the management and respective ledgers/Sheets.

Based on our examination of records and the information and explanation given to us, in our opinion, amount incurred on District-5, Block-B project of an affordable residential plotted colony under DDJAY on 11.184 acre situated at Sector-84, Faridabad, Haryana being developed by **Designer Realtors Pvt. Ltd., Information as on 30<sup>th</sup> September, 2023.**



| Project Cost Detail (Rs. In Lakh)                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                        |                      |                         |                      |                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------|----------------------|---------------------|
| Sr. No.                                                                                                                                                                                                                                                          | Particular                                                                                                                                                                                                                                                             | Estimated            |                         | Incurred & paid      |                     |
|                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                        | Column (A)           |                         | Column (B)           |                     |
|                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                        | Amount (Rs. In Lakh) | % of total Project Cost | Amount (Rs. In Lakh) | % of total Incurred |
| 1                                                                                                                                                                                                                                                                | Land Cost                                                                                                                                                                                                                                                              | 1,946.47             | 41.02%                  | 1,946.47             | 100.00%             |
| 2                                                                                                                                                                                                                                                                | External Development Charges                                                                                                                                                                                                                                           | 785.85               | 16.56%                  | 785.85               | 100.00%             |
| 3                                                                                                                                                                                                                                                                | Infrastructure Development Charges                                                                                                                                                                                                                                     | 127.30               | 2.68%                   | 127.30               | 100.00%             |
| 4                                                                                                                                                                                                                                                                | Internal Development Works                                                                                                                                                                                                                                             | -                    | -                       | -                    | -                   |
| 5                                                                                                                                                                                                                                                                | Cost of Construction                                                                                                                                                                                                                                                   | 1,649.22             | 34.76%                  | 1,218.90             | 73.91%              |
| 6                                                                                                                                                                                                                                                                | Cost of Construction of Community Facility                                                                                                                                                                                                                             | -                    | -                       | -                    | -                   |
| 7                                                                                                                                                                                                                                                                | Other Cost                                                                                                                                                                                                                                                             | 235.84               | 4.97%                   | 233.73               | 99.11%              |
| 8                                                                                                                                                                                                                                                                | <b>Total estimated cost of the real Estate Project (1+2+3+4+5+6+7) of estimated cost (column-A)</b>                                                                                                                                                                    | <b>4,744.68</b>      |                         | <b>4,312.25</b>      |                     |
| 9                                                                                                                                                                                                                                                                | <b>Total cost incurred and paid of the real estate project (1+2+3+4+5+6+7) of incurred and paid (column-B) (taking into account the proportionate land cost, this in effect allows the promoter to withdraw the proportionate land cost component of construction)</b> | <b>4,312.25</b>      |                         |                      |                     |
| 10                                                                                                                                                                                                                                                               | <b>Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)</b>                                                                                                                                              | 73.91%               |                         |                      |                     |
| · I/we hereby certify the amounts during the period under report as mentioned above.<br>· It is to certify that the percentage calculation is as per the amount provided by the promoter spent for the completion of project at the end of the reporting period. |                                                                                                                                                                                                                                                                        |                      |                         |                      |                     |

**Restriction to Use**

- 6) This report has been issued at the request of the management of the Company, for submission to "Bank and to RERA Authorities only" and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.
- 7) This certificate is issued on the basis of information, explanation and documents produced by the management of the Company before us for verification. Our responsibility is limited to certifying the particulars provided in the certificate on the basis of accounts and other relevant records and electronic records maintained by the Company.

**For and on behalf of**  
**MRKS AND ASSOCIATES**  
 Chartered Accountants  
 (ICAI Registration No.023711N)




**Saurabh kuchhal**  
**Partner**  
 Membership No. 512362  
 UDIN No: 25512362BMJGQL3284  
 Date: 23-June-2025  
 Place: Gurugram