

**TO WHOMSOEVER IT MAY CONCERN**

As per Books of Accounts & records produced before us and information & explanation given by M/s **Vatika Limited** having its registered office at Unit No. - A-002, INXT City Centre, Ground Floor, Block -A, Sector -83, Vatika India Next Gurugram Gurgaon Haryana- 122012, Haryana,, **we do hereby certify** as under :-

FORM R-3			
[see Regulation 3(4)]			
CERTIFICATE BY CHARTERED ACCOUNTANT			
Cost calculation of Real Estate Project: <b>Vatika Infotech City for Part-A Area</b>			
RERA Registration Number: <b>RAJ/P/2019/884</b>			
Sr No.	Particulars	Estimated Amount	Incurred amount
1)	(2)	(3)	(4)
1	<b>(A) Land Cost:</b>		
	(i) revenue or area share given to land owner in lieu of land under any kind of agreement such as Joint Venture, Joint Development etc, in case the Promoter is not the owner of the land	<input type="checkbox"/> 0	<input type="checkbox"/> 0
	(ii) amount paid to land owner,	<input type="checkbox"/> 213,337,000	<input type="checkbox"/> 213,337,000
	(iii) incidental costs related to acquisition of land such as stamp duty, brokerage, settlement costs of litigation, premiums paid to government authorities related to land,	<input type="checkbox"/> 0	<input type="checkbox"/> 0
	(iv) interest on finance for purchase of land	<input type="checkbox"/> 0	<input type="checkbox"/> 0
	(v) litigation costs incurred for land acquisition,	<input type="checkbox"/> 0	<input type="checkbox"/> 0
	(vi) property and other taxes, fees, premiums paid.	<input type="checkbox"/> 0	<input type="checkbox"/> 0





	<b>Sub-Total of LAND COST</b>	<input type="checkbox"/> 213,337,000	<input type="checkbox"/> 213,337,000
	<b>(B) Development Cost/ Cost of Construction:</b>		
	(a)(i) Total cost incurred by promoter towards the on site expenditure for physical development of the project,	<input type="checkbox"/> 0	<input type="checkbox"/> 0
	(ii) Fees payable to the architects, consultants, project manager/staff including engineers, marketing agents	<input type="checkbox"/> 0	<input type="checkbox"/> 0
	(iii) On-site expenditure for development of entire project (excluding cost of construction as per (i) or (ii) above), i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	<input type="checkbox"/> 240,000,000	<input type="checkbox"/> 110,533,499
	(b) Payment of Taxes, cess, fees, charges, Approval cost for construction etc. premiums, interest etc. to any statutory Authority.	<input type="checkbox"/> 0	<input type="checkbox"/> 0
	(c) Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction & Project.	<input type="checkbox"/> 0	<input type="checkbox"/> 0
	<b>Sub-Total of Development Cost</b>	<input type="checkbox"/> 240,000,000	<input type="checkbox"/> 110,533,499
2	Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column.		<input type="checkbox"/> 453,337,000.00
3	Total Cost Incurred of the Real Estate Project [1(A) + I (B)] of Incurred Column		<input type="checkbox"/> 323,870,498.93
4	Percentage completion of construction work (as per Project Architect's Certificate)		41.95%
5	Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.		47.06%
6	Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.		24.38%

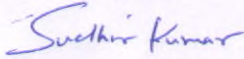


7	Amount which can be withdrawn from the Separate Account.	<input type="checkbox"/> 323,870,498.93
8	Less: Amount withdrawn till date of this certificate as per books of accounts and Bank Statements	<input type="checkbox"/> 307,903,000.00
9	Net Amount which can be withdrawn from the Separate bank account under this certificate.	<input type="checkbox"/> <b>15,967,498.93</b>

This certificate is being issued for the project VATIKA INFOTECH CITY for Part-A Area, RERA Registration no. RAJ/P/2019/884 in compliance for the period **up to 31st December , 2021** of the provision of section 4(2)(1)(D) of the Act and is based on the records and documents provide before me and explanation provided to me by the management of the Promoter.

Yours Faithfully,

For **Sudhir Kumar & Company**  
Chartered Accountants  
FRN No. 026296N



**(CA Sudhir Kumar)**  
Proprietor  
M.No 501230  
UDIN: 22501230AAAA-BK1243



Place : Gurugram  
Dated : 19.01.2022