

# A M P & CO.

Chartered Accountants



FRN: - 019784C

H.O.: - Plot No. B-9, Dwarikapuri, Jamna Lal Bajaj Marg, C - Scheme, Jaipur - 302001.

B.O.: - 10 Dwarikapuri Jamna Lal Bajaj Marg, C - Scheme, Jaipur - 302001.

Phones: - +919829018557, +918741083098, +919460784849, +918302603545

Email: - chartermanish@hotmail.com, info@ampindia.in

Ref: - 25 - 26/069

Date: - 21.07.2025

## CERTIFICATE

**COST CALCULATION OF REAL ESTATE PROJECT**

**: - VINAYAK AASHIYANA**

**RERA REGISTRATION NUMBER**

**: - RAJ/P/2025/3534**

SR. NO.	PARTICULARS		Amount (Rs.)	
			Estimated	Incurred
(1)	(2)		(3)	(4)
(1)	(A)	<b>LAND COST</b>		
	(i)	Revenue Or Area Share Given to Landowner 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,	-----	-----
	(ii)	Amount Paid to Landowner	3,00,00,000.00	3,00,00,000.00
	(iii)	Incidental Cost Related to Acquisition Of Land Such Stamp Duty, Brokerage Settlement Costs Of Litigation, Premium Paid To Government Authorities Related To Land,	26,50,000.00	26,50,000.00
	(iv)	Interest On Finance for Purchase of Land,	-----	-----
	(v)	Litigation Cost Incurred For Land Acquisition,	-----	-----
	(vi)	Property And Other Taxes, Fees, Premiums Paid.	-----	-----
		<b>SUB - TOTAL OF LAND COST (A)</b>	<b>3,26,50,000.00</b>	<b>3,26,50,000.00</b>
	(B)	<b>DEVELOPMENT COST / COST OF CONSTRUCTION:</b>		
	(a)(i)	Estimated Cost Of Construction As Certified by The Engineer		As Per Project Engineer's Certificate enclosed with this Certificate)
	(ii)	Actual Cost Of Construction Incurred As Per Book Of Accounts As Verified By The CA.		1,79,86,865.44
		<b>Note: (For Adding To Total Cost Of Construction Incurred, Minimum Of (i) Or (ii) To Be Considered)</b>		



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	(iii)	On -Site Expenditure For Development Of Entire Projects (Excluding Cost Of Construction As Per (i) Or (ii) Above), I.E. Salaries, Consultants Fees, Site Overheads, Development Works, Costs Of Services (Including Water, Electricity, Sewerage, Drainage, Layout Roads Etc), Cost Of Machinery And Equipment Including Its Hire And Maintenance Costs, Consumables Etc. All Costs Directly Incurred To Complete The Construction Of The Entire Phase Of The Projects Registered.	9,75,00,000.00	34,00,834.35
	(b)	Payment Of Taxes, Cess, Fees, Charges, Approval Cost For Construction Etc. Premiums, Interest Etc. To Any Statutory Authority.		68,837.66
	(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 And Project.		14,75,409.00
		<b>SUB - TOTAL DEVELOPMENT COST (B)</b>	<b>9,75,00,000.00</b>	<b>2,29,31,946.45</b>
(2)		<b>Total Estimated Cost Of The Real Estate Project [1(A) + 1(B)] Of Estimated Column</b>	<b>13,01,50,000.00</b>	
(3)		Total Cost Incurred Of The Real Estate Project [1(A) + 1(B)] Of Incurred Column	-----	5,55,81,946.45
(4)		Percentage Completion Construction Work (As Per Project Architect's Certificate)	<i>(As Per Project Architect's Certificate enclosed with this Certificate)</i>	
(5)		Percentage Of The Cost Incurred On Land Cost To The Total Estimated Cost.	-----	25.08%
(6)		Percentage Of The Cost Incurred On Construction Cost To The Total Estimated Cost.	-----	17.62%
(7)		Amount Which Can Be Withdrawn From The Rera Retention Account. (To Be Calculated As Below)  Total Estimated Cost (Item 2 Above) X Total Percentage Of Cost Incurred (As Mentioned At Item 5&6)	-----	5,55,81,946.45
(8)		Less: Amount Withdrawn Till Date Of This Certificate As Per The Books Of Accounts And Bank Statement since inception of the project (This shall also include 70% of the amounts already realized till date and not provided in the Separate Bank Account).	-----	-----
(9)		Net Amount Which Can Be Withdrawn From The Separate Bank Account Under This Certificate.	-----	5,55,81,946.45



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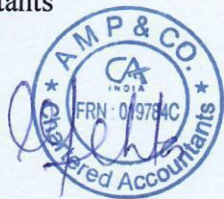
This certificate is being issued for the Project VINAYAK AASHIYANA (RERA Registration No RAJ/P/2025/3534) in compliance with the provisions of section 4 (2) (1) (D) of the Act and are based on the records and documents produced before me up to 30.06.2025 and explanations provided to me by the management of the Promoter.

Unique Document Identification Number (UDIN) For This Document Is 25077955BMHNSW6173

FOR A M P & CO.

Chartered Accountants

FRN: - 019784C



(Manish Mehta)

MNo. 077955

Partner

Place: - Jaipur