

Naveen Palak and Associates

Chartered Accountants

Date:- 07.07.2025

To,

M/s Ashok Jain
45, Kailashpuri, Tonk Road
Durgapura,
Jaipur, Rajasthan, India

Cost calculation of Real Estate Project "**VATSALYA ENCLAVE**" situated at K.No. 458, 461, 534/459 & 536/460, Malwa, Chaksu -303901 for the Quarter Ended 30.06.2025

RERA Registration Number "**RAJ/P/2024/3326 (22-10-2024)**"

Sl. No	Particulars	Estimated Amount (in Rs)	Incurred amount (in Rs.)
(1)	(2)	(3)	4
1. (A)	Land Cost:	81,60,300.00	
(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,		
(ii)	Amount paid to land owner,		75,00,000.00
(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.		44,32,638.00
(iv)	Interest on finance for purchase of land,		
(v)	Litigation costs incurred for land acquisition; property and other taxes, fees, premiums paid.		
	Sub-Total Of LAND COST	81,60,300.00	119,32,638.00
	(B) Development Cost/Cost of		

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	Construction:		
	(a) (i) Total cost incurred by promoter towards the onsite expenditure for physical development of the project,	80,00,000.00	79,95,816.00
	(ii) Fees payable to the architects, consultants, project manager/staff including engineers, marketing agents, Actual Cost of construction incurred as per the books of accounts as verified by the CA.	0.00	0.00
	Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) to be considered		
	(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.	0.00	0.00
	b) Payment of Taxes, cess,	0.00	5.43,870.00



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	fees, charges. Approval cost for construction etc. premiums, interest etc. to any statutory Authority.		
	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.		
	Sub-Total of Development Cost	80,00,000.00	85,39,686.00
2.	Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column.	1,61,60,300.0	
3.	Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column.		2,04,72,324.00
4.	Percentage completion of construction work (as per Project Chartered Engineer Certificate)		98.00%
5.	Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.		73.83%
6.	Percentage of Cost incurred on construction cost to the total estimated cost.		52.84%
7.	Amount which can be withdrawn from the Separate Account (to be calculated as below)		
	Total Estimated Cost (item 2 above) x total Percentage of cost incurred (as		2,04,72,324.00

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	mentioned in item 5x6)		
8.	Less: Amount withdrawn till 30.06.2025 of this certificate as per the books of accounts and Bank Statement. (*)		1,19,32,638.00
9.	Net Amount which can be withdrawn from the separate bank account under this certificate. (7-8)		85,39,686.00

This certificate is being issued for the Project VATSALYA ENCLAVE_(RERA Registration No RAJ/P/2024/3326...(22-10-2024) in compliance of the provisions of section 4(2)(1)(D) of the Act and is based on the records and documents produced before me and explanations provided to me by the management of the Promoter.

Yours Faithfully,

Place : Ajmer

Dated : 07.07.2025

For Naveen Palak and Associates

Chartered Accountants



[Naveen Agarwal]

Partner

M.N. 410515

FRN. NO. -028503C

UDIN NO. : 25410515BMONTS3732