

J.N. GUPTA & Co.LLP

Chartered Accountants,

E-732, Nakul Path, Opp. Jyoti Nagar Thana, Lal Kothi, JAIPUR - 302015

Date:-

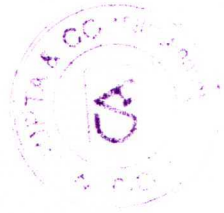
To,

M/s Finetech Velentino Builders LLP

E-666, Nakul Path,

Lal Kothi Scheme,

Jaipur-15



Cost calculation of Real Estate Project "PRIM WOODS EXTENSION" situated at Khasra No-1047/545, 546, 554, 1041/542, 555, 1074/559, 1076/560, 1078/562, 563, 564, 565, 566, 567, 568, 569, 570, 571 and 1080/572, DayalPura, Watika Road, Jaipur for the Quarter Ended **Dec-2023**.

RERA Registration Number "**RAJ/P/2023/2681**"

Sl. No	Particulars	Estimated Amount (in Rs)	Incurred amount (in Rs.)
(1)	(2)	(3)	4
1. (A)	Land Cost:	10,48,05,745.00	10,43,80,462.00
(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,		
(iii)	Incidental costs related to acquisition of land such as stamp duty, brokerage, settlement costs of litigation, premiums paid to government authorities		- -



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	related to land.		
	(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	10,48,05,745.00	10,43,80,462.00
	(B) Development Cost/ Cost of Construction:	4,50,00,000.00	
	(a) (i) Total cost incurred by promoter towards the onsite expenditure for physical development of the project,		3,34,905.00
	(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
	Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) to be considered		



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	(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
	b) Payment of Taxes, cess, fees, charges. Approval cost for construction etc. premiums, interest etc. to any statutory Authority.	0.00
	c) Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or	0.00



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	money lenders on construction funding - or money borrowed for construction & Project.		-
	Sub-Total of Development Cost	4,50,00,000.00	3,34,905.00
2.	Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column.	14,98,05,745.00	
3.	Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column.	10,47,15,367.00	
4.	Percentage completion of construction work (as per Project Architect's Certificate)	-----	
5.	Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.	69.68%	
6.	Percentage of Cost incurred on construction cost to the total estimated cost.	0.22%	
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 mentioned in item 5x6)	10,47,15,367.00	
8.	Less: Amount withdrawn till date of		



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	this certificate as per the books of accounts and Bank Statement. (*)	1,76,38,472.00
9.	Net Amount which can be withdrawn from the separate bank account under this certificate. (7-8)	8,70,76,895.00

This certificate Is being issued for the project Prim Woods Extension (RERA Registration No RAJ/P/2023/2681) in compliance of the provision of section 4(2)(1)(D) of the Act and is based on the records and documents produced before us and explanation provided to us by the management of the promoter.

Note:

1. We have relied on the estimated cost provided by the management and also shown on RERA website.
2. While considering and calculating the percentage of completion of work and the cost incurred reliance has been placed on the certificate issued by **Ar. Purna Sharma** (Architect) and **M/s Triangle Atelier LLP** (Chartered Engineer) of the project and declaration given by the management.
3. The cost incurred has been stated on the basis of books of accounts and documents made available to us as on date. We will not be responsible for any changes in cost Incurred in the period cover by the certificate after the date of Issue of this certificate.
4. The land cost of Rs. 10,43,80,462/- includes payment made to land owners, stamp duty paid on registration in name of the firm, brockrage paid on land



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purchase, construction cost relating to outer boundry wall of the land, charges deposited in to JDA and other statutory bodies for conversion of land use and interest paid for financing the cost of the land.

5. land cost of Rs. 10,43,80,462/- includes total payment as above for land admeasuring 5.7486 hectares i.e. total scheme area including land for khatedar commercial, JDA commercial and zonal road being part of the total scheme as approved. The land cost of Rs. 10,43,80,462/- includes cost of Rs. 13,81,319/- towards KHATEDAR COMMERCIAL (admeasuring area 0.0761 Hect), cost of Rs. 39,52,271/- towards JDA COMMERCIAL (admeasuring area 0.2177 Hect) and cost of Rs. 1,91,687/- towards ZONAL ROAD (admeasuring area 0.0106 Hect). The cost relating to KHATEDAR COMMERCIAL of Rs. 13,81,319/-, cost relating to JDA COMMERCIAL of Rs. 39,52,271/- and cost relating to ZONAL ROAD of Rs. 1,91,687/- shown in capital assest as on 30.09.2023,

For J.N.Gupta & Co.

Chartered Accountants



(CA Sanjay Kumar Bansal)

Partner/Proprietor

M.No – 400406

UDIN: 25400406BMLYYP2042

Date: 13.01.2025

