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 March-2025.

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

S1. No	Particulars		Estimated Amount (in Rs)	Incurred amount (in Rs.)
(1)		(2)	(3)	4
	1. (A) (i)	Land Cost: 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,	10,48,05,745.00	10,43,80,462.00
	(ii) (iii)	Amount paid to land owner, Incidental costs related to acquisition of land such as stamp duty, brokerage, settlement costs of litigation, premiums paid to government authorities		



Chartered Accountants,

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

	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-Tota	al of LAND COST	10,48,05,745.00	10,43,80,462.00
(B)	Development Cost/ Cost of Construction:	4,50,00,000.00	1,06,60,857.00
	 (a) (i) Total cost incurred by promoter towards the onsite expenditure for physical development of the project, 		
	 (ii) Fees payable to the architects, consultan ts, project manager / staff including engineers, marketing agents, Actual Cost of construction incurred as per the books of accounts as verified by the CA. 		
	Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) to be considered		



Chartered Accountants,

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

	(iii) On-site expenditure for	
	development of entire	
Sec. 1	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.	
·	1 0 0	
	b) Payment of Taxes, cess,	
	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	말 그는 것 같은 이는 것 같아.



Chartered Accountants,

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

money lenders on construction funding - or money borrowed for construction & Project. - Sub-Total of Development Cost 4,50,00,000.00 1,06,60,857.00 2. Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column. 14,98,05,745.00 14,98,05,745.00 3. Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column. 11,50,41,319.00 11,50,41,319.00 4. Percentage completion of construction work (as per Project Architect's Certificate) 69.68% 5. Percentage of the Cost incurred on Land Cost to the Total Estimated Cost. 69.68% 7.12% 6. Percentage of Cost incurred on construction cost to the total estimated cost. 7.12% 11,50,41,319.00 7. Amount which can be withdrawn from the Separate Account (to be calculated as below) 11,50,41,319.00 11,50,41,319.00 8. Less: Amount withdrawn till date of 8. Less: Amount withdrawn till date of 11,50,41,319.00 11,50,41,319.00	 			
 2. Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column. 3. Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column. 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. 6. Percentage of Cost incurred on construction cost to the total estimated cost. 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) 		construction funding - or money borrowed for		-
 Estate Project [1(A) + 1(B)] of Estimated Column. 3. Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column. 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. 6. Percentage of Cost incurred on construction cost to the total estimated cost. 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) 14,98,05,745.00 11,50,41,319.00 		Sub-Total of Development Cost	4,50,00,000.00	1,06,60,857.00
 Project [1(A) + 1(B)] of Incurred Column. 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. 6. Percentage of Cost incurred on construction cost to the total estimated cost. 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) 11,50,41,319.00 	2.	Estate Project $[1(A) + 1(B)]$ of	14,98,05,745.00	
 work (as per Project Architect's Certificate) 5. Percentage of the Cost incurred on Land Cost to the Total Estimated Cost. 6. Percentage of Cost incurred on construction cost to the total estimated cost. 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) 6. Percentage of Cost incurred (as mentioned in item 5x6) 	3.	Project [1(A) + 1(B)] of Incurred	11,50,41,319.00	
 Land Cost to the Total Estimated Cost. 6. Percentage of Cost incurred on construction cost to the total estimated cost. 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) 69.68% 69.68% 7.12% 7.12% 	4.	work (as per Project Architect's		
 construction cost to the total estimated cost. 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) 11,50,41,319.00 	5.	Land Cost to the Total Estimated	69.68%	
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) 11,50,41,319.00	6.	construction cost to the total	7.12%	
total Percentage of cost incurred (as mentioned in item 5x6) 11,50,41,319.00	7.	from the Separate Account (to be		
8. Less: Amount withdrawn till date of		total Percentage of cost incurred (as	11,50,41,319.00	
	8.	Less: Amount withdrawn till date of		



Chartered Accountants,

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

	this certificate as per the books of accounts and Bank Statement. (*)	9,32,06,038.00
9.	Net Amount which can be withdrawn from the separate bank account under this certificate. (7-8)	2,18,35,281.00

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.
- While considering and calculating the percentage of completion of work and the cost incurred reliance has been placed on the certificate issued by Ar. Prema 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



Chartered Accountants,

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

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 hecters 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 31.03.2025,

For J.N.Gupta & Co. Chartered Accountants PTA e

(CA Sanjay Kumar Bansal) Partner/Proprietor M.No - 400406 UDIN: 25400406BMLYZB5820 Date: 28.04.2025