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Ref: - 25 - 26/030

Date: - 22.04.2025

CERTIFICATE

COST CALCULATION OF REAL ESTATE PROJECT

- VINAYAK AASHIYANA

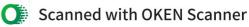
RERA YREGISTRATION NUMBER

- RAJ/P/2025/3534

SR.		F - 4	Amount (Rs.)	
NO.		PARTICULARS	Estimated	Incurred
(1)		(2)	(3)	(4)
(1)	(A)	LAND COST		
	(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,		
i	(v)	Litigation Cost Incurred For Land Acquisition,	,	
	(vi)	Property And Other Taxes, Fees, Premiums Paid.		
i		SUB - TOTAL OF LAND COST (A)	3,26,50,000.00	3,26,50,000.00
	(B)	DEVELOPMENT COST / COST OF CONSTRUCTION:		
	(a)(i)	Total Cost Incurred By Promoter Towards The Onsite Expenditure For Physical Development Of The Project,		1,15,60,027.27
	(ii)	Fees Payable To The Architect, Consultants, Project Manager/ Staff Including Engineers, Marketing Agents,		<u></u>
		Actual Cost Of Construction Incurred As Per Book Of Accounts As Verified By The CA.		
		Note: (For Adding To Total Cost Of Construction Incurred, Minimum Of (i) Or (ii) Is To Be Considered)		



Contd...



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Chartered Accountants



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		On -Site Expenditure For Development Of Entire	2 = 2 00 000 00	86,097.00
	(iii)	On -Site Expenditure For Development Of Emile Projects (Excluding Cost Of Construction As Per (i) Projects (Excluding Cost Of Consultants Fees, Site	9,75,00,000.00	00,00
1		Projects (Excluding 5	1	\
		Or (11) Above), i.b. Salar Marker Costs Of Services	1	1
1		Overheads, Development Courage Drainage,	1	1
		(Including Water, Distance Machinery And	1	
		(Including Water, Electricity, Sewerage, Dramago, Including Water, Electricity, Sewerage, Dramago, Including And Layout Roads Etc.), Cost Of Machinery And Layout Roads Etc.), Hire And Maintenance		1
		Layout Roads Etc., Cost Of Machinery Layout Roads Etc., Cost Of Machi		
1		Equipment Including Its Hire And Walner Costs, Consumables Etc. All Costs Directly Incurred Costs, Construction Of The Entire Phase	\	
- 1		Costs, Consumables Etc. All Costs Directly International Costs, Complete The Construction Of The Entire Phase	1	
1		To Complete The Constant		
		Of The Projects Registered. Charges Approval		15,44,246.66
	(b)	Of The Projects Registered. Payment Of Taxes, Cess, Fees, Charges, Approval Cost For Construction Etc. Premiums, Interest Etc.		13,44,240,00
	(5)	Cost For Collsuuction Dec. 22		
		To Any Statutory Authority. To Any Statutory Authority. To Any Statutory Authority.		1
		The single Sum And Interest Taylors - 1 inc		
	(c)	Principal Sum And Interest Fayable Non-Banking Non-Banking Scheduled Banks, Non-Banking On		
ì		Institutions, Some of Money Lenders Ull		
1		Financial Institution (NDI C) Money Borrowed For	1	
		Construction Fullding Of March		
		Construction And Project.		. 21 00 270 03
		CONTRACT COST	9,75,00,000.00	1,31,90,370.93
1		SUB - TOTAL OF DEVELOPMENT COST	7,75,00,0	
		SUB - TOTAL OF	13,01,50,000.00	
		(B) Total Estimated Cost Of The Real Estate Project Total Estimated Column	13,01,30,000.00	
(2)		Total Estimated Cost of The [1(A) + 1(B)] Of Estimated Column [1(A) + 1(B)] Of The Real Estate Project [1(A)]		4,58,40,370.93
(2)		[1(A) + 1(B)] Of Estimated Columns		4,50,10,5
		To 4-1 Coct Incliffed Of The Team		1 Cartificat
(3)		+ 1(B)] Of Incurred Column + 1(B) Of Incurred Column - 1 A Section Construction Work (As Per	(As Per Project Ar	chitect's Cerujicai
		t- as Completion Construction	(AS 1 C. 1 . o)	vith this Certificate
(4)		Project Architect's Certificate) Project Architect's Certificate)	enciosea n	25.08%
(4)		Project Architect's Continuous		- 25.00
		Project Architect's Certificates Percentage Of The Cost Incurred On Land Cost To		10.426
(5)	1	The Total Estimated Cost. The Total Estimated Cost. Cost Incurred On Construction		10.13
(0)	1	The Total Estimated Cost Incurred On Construction		
(()	1	The Total Estimated Cost. Percentage Of The Cost Incurred On Construction Percentage Of The Cost Incurred Cost.		
(6)		Cost To The Total Estimated Cost. Cost To The Total Estimated Cost. The Withdrawn From The		
	+	Cost To The Total Estimated Cost. Amount Which Can Be Withdrawn From The (To Be Calculated As Below)		
(7)	1	Amount Which Can Be William Separate Account. (To Be Calculated As Below)		4,58,40,370.
` '		Separate Account.		- 1,50,117
	1	Them 2 Above) X Total	,	
	1	Total Estimated Cost (Helli 2 Mentioned At Item	1	
	1	Total Estimated Cost (Item 2 Acceptance of Cost Incurred (As Mentioned At Item		
	1	586)		
		5&6) Less: Amount Withdrawn Till Date Of This		
(8)		Less: Amount The Books Of Accounts And	1	
	1	Less: Amount Withdrawn IIII Bate Certificate As Per The Books Of Accounts And		4,58,40,370
1		Bank Statement.	e	4,50,,
(0)	$\overline{}$	Title ich Con BB William 1		
(9))	Net Amount Which Can Be With Separate Bank Account Under This Certificate.	(NP	



Contd

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Date: - 22.04.2025

This certificate is being issued for 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 is based on the records and documents produced before me up to 31.03.2025 and explanations provided to me by the management of the Promoter.

Unique Document Identification Number (UDIN) For This Document Is 25077955BMHNPO6725

FOR A M P & CO.

Chartered Accountants

FRN: - 019784C

(Manish Mehta) MNo. 077955

Partner

Place: - Jaipur