

TO WHOM SO EVER IT MAY CONCERN

At the request of M/s Vijaylaxmi Infrabuild Private Limited, ("the Company"), we B.B. & Associates, Chartered Accountants, have examined the attached annexure containing the estimated cost of the project (Vijaylaxmi Greens-1) at the end of the quarter ended September 30, 2021 to be Rs. 1,523.46 lakhs.

The Annexure is the responsibility of the Company's management and we have performed the following procedures on the records made available to us:

- 1) In respect to the estimated cost, we have verified the same from the form REP-1 which is required to be filed for registration of projects by the Haryana Real Estate Regulatory Authority ("HRERA").
- 2) We have also verified the project details from RERA Registration Certificate issued by the HRERA, Panchkula.

We have performed the above procedures, in accordance with the Guidance Note on Audit Reports and Certificates for Special Purposes issued by the Institute of Chartered Accountants of India.

This certificate is being issued as per the requirement of compliance in accordance with the Real Estate (Regulation and Development) Act, 2016/ the Haryana Real Estate (Regulation and Development) Rules, 2017 by the company for the project/phase under reference and is based on the records and documents produced before us and explanations provided to us by the management of the company and on the basis of verification of books of accounts and other related documents till September 30, 2021 (Details attached in Annexure B).

This certificate has been issued solely on the request of the management of the Company.

For and on the behalf of

For **B.B. & Associates**

Chartered Accountants

ICAI Firm Registration Number: 023670N



Balwan Bansal

Proprietor

Membership No. 511341



Place: New Delhi

Date: October 12, 2021

UDIN: 21511341AAAARO1369

B. B. & Associates
Chartered Accountants

Annexure A

| Sr. No. | Particulars | Information |
|----------------|--|---|
| 1 | Project/phase of the project | Vijaylaxmi Greens-1 |
| 2 | Location | Sector 29, Jhajjar |
| 3 | Licensed area (in acres) | 5 |
| 4 | Area for registration (in acres) | 5 |
| 5 | HARERA registration no. | HRERA-PKL-JJR-220-2020 dated 03.11.2020 |
| 6 | Name of licensee | Vijaylaxmi Infrabuild Private Limited |
| 7 | Name of collaborator | NA |
| 8 | Name of developer | Vijaylaxmi Infrabuild Private Limited |
| 9 | Estimated cost of real estate project (in Rs.) | 1,523.46 Lakhs |



B. B. & Associates
Chartered Accountants

Annexure B

| Project cost details (in Rs. Lakh) | | | | | |
|------------------------------------|---|------------------------|---------------------------|-----------------|-----------------------|
| Sr. No. | Particulars | Estimated (Column - A) | | (Column - B) | |
| | | Amount (Rs. in lakh) | (%) of total project cost | Incurred & paid | (%) of total incurred |
| 1 | Land cost | 1,032.61 | 67.78 | 631.69 | 56.95 |
| 2 | External Development Charges | 37.50 | 2.46 | 37.50 | 3.38 |
| 3 | Infrastructure Development Charges | - | - | - | - |
| 4 | Internal /External Development Works | 421.85 | 27.69 | 421.85 * | 38.03 |
| 5 | Cost of construction | - | - | - | - |
| 6 | Cost of construction of community facilities | - | - | - | - |
| 7 | Other costs | 31.50 | 2.07 | 18.09 | 1.63 |
| 8 | Total estimated cost of the real estate project [(1+2+3+4+5+6+7) of estimated cost (column-A)] | 1523.46 | | | |
| 9 | Total cost incurred and paid of the real estate project [(1+2+3+4+5+6+7) of incurred and paid (column-B)] (taking into account the proportionate land cost, this in effect allows the promoter to withdraw the proportionate land cost component of construction) | 1109.13 | | | |
| 10 | Percentage of completion of construction work (as per project architect/Engineer's certificate by the end of month/quarter) | 100% | | | |
| 11 | Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost. | 72.80% | | | |

* This amount includes Rs. 41.27 lakhs as provision which is yet to be paid.

