

PROJECT COST FOR 15.265 ACRES MIXED LAND USE COLONY PROJECT		
SECTOR-25 REWARI BY URBAN LAND MANAGEMENT PRIVATE LIMITED		
S.No.	Item Cost	Estimated Cost (Rs. in Crores)
1	Land Cost	13.45
2	Project Cost	231.25
2A	Project Development & Development Cost of all type of building including community site internal development works, civil works, MEP works (covering all mechanical, electrical and plumbing work, Landscaping works, labour charges and other miscellaneous work etc.	194.71
2B	Professional/Consultancy fees @3.5% of construction cost.	1.00
2C	Statutory Fee & Charges	27.97
2D	Interest return & Finance Charges	7.57
3	Total (1+2)	244.70

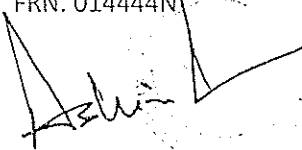
To whomsoever it may concern

This is to certify that, as per the books of accounts produced before us and verified by us the total cost of project and means of sources of which are as under. The company "Urban Land Management Private Limited" is developing a housing project "Amangani" in Sector 25, Rewari, Haryana. The total cost of project and means of sources of which, as certified by us, are as follows:-

COST OF PROJECT /OUTFLOW OF CASH	Aggregate (Rs.in Lakhs)	MEANS OF FINANCING/ INFLOW OF CASH	Aggregate (Rs.in Lakhs)
LAND (non refundable security deposit to Jai Buildwell)	672.71	Promoters' margin	4,986.28
EDC and IDC charges	2,797.47	Share Capital	3,374.19
Refundable security deposit to Jai Buildwell	672.71	Unsecured Loan From Promoter	1,662.09
Construction cost	18,067.87	Bank loan	3,000.00
Architect/Designers/Consultants fee	100.00	Advance from customers	16,483.73
Admin. Expenses	903.39		
Selling & Distribution expenses	499.24		
Interest during construction	756.62		
TOTAL	24,470.01	TOTAL	24,470.01

This certificate has been issued at the request of management of company, M/s Urban Land Management Private Limited. The management will be liable for any mis-statement found later. We are only expressing our opinion on above data.

For "AM & ASSOCIATES"
 Chartered Accountants
 FRN. 014444N



Ashish Gupta
 Partner
 M.no. 099486
 Place: - Gurgaon
 Date: - 11th April 2017