



RCS
& Associates
Chartered Accountants

H. No. 1495, Sector 40-B,
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TO WHOM IT MAY CONCERN

Date.14.10.2024

Promoter Name : Vera Developers Private Limited
Project Name : Vista-45
Site Location : GH-45, Sec-20, Panchkula, Haryana

INFORMATION REQUIRED FOR RERA REGISTRATION

Sr No	Particulars	Cost Incurred till 31.03.2024	Cost to be Incurred	(Rs. In Lakhs) Total Estimated Cost Project
1.	Cost of Land (As per Annexure A enclosed)	2602.14	0.00	2602.14
2.	Estimated cost of Construction of apartments (As per Annexure n enclosed)	0.00	2465.00	2465.00
3.	Estimated Cost of Infrastructures & Other Structures (As per Annexure C enclosed)	0.00	315.00	315.00
4.	Other Costs Including EDC, Taxes, Levies (As per Annexure A enclosed)	0.00	650.00	650.00
	TOTAL	2602.14	3430.00	6032.14

For Vera Developers Private Limited

Kartik
(Kartik Budhiraja)
Director

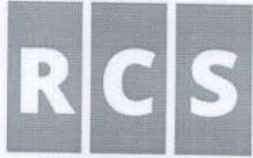


For R C S & Associates LLP
Chartered Accountants

FRN: N500374

Rampaul
CA. Rampaul Dhiman
(Partner)

Membership No: 090203
UDIN : 24090203BKBLJM4359



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ANNEXURE-A **CERTIFICATE**

Date.14.10.2024

Promoter Name : Vera Developers Private Limited
Project Name : Vista-45
Site Location : GH-45, Sec-20, Panchkula, Haryana

INFORMATION REQUIRED FOR RERA REGISTRATION

(Rs. In Lakhs)

Sr No	Particulars	Cost Incurred till 31.03.2024	Cost to be Incurred	Total Estimated Cost Project
1.	Cost of Land (As per Annexure A enclosed)	2602.14	0.00	2602.14
2.	Other Costs Including EDC, Taxes, Levies (As per Annexure A enclosed)	0.00	650.00	650.00
	TOTAL	2602.14	650.00	3252.14

The above figures are certified on the basis if books of accounts of the Company and as per the title deeds/registration deeds of the land produced before us for our verification.

For Vera Developers Private Limited

Kartik
(Kartik Budhiraja)
Director



For R C S & Associates LLP
Chartered Accountants

FRN: N500374

Rampaul
CA. Rampaul Dhiman
(Partner)

Membership No: 090203
UDIN : 24090203BKBLJN4273



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ANNEXURE-B(i)

Date.14.10.2024

Promoter Name : Vera Developers Private Limited
Project Name : Vista-45
Site Location : GH-45, Sec-20, Panchkula, Haryana

INFORMATION REQUIRED FOR RERA REGISTRATION

Sr. No.	Particulars	Cost Incurred till 30.09.2024	Cost to be Incurred	Total Estimated Cost of the Project
1.	Estimated cost of Construction of Apartments	0.00	2465.00	2465.00

1. Estimated Cost of construction of Apartments based on Work:

Sr No	Work Description	Estimated Cost Amount (Rs.In Lakhs)
1.	RCC framed Structure	1010.00
2	Services & MEP	345.00
3	Finishing work	760.00
4	GST	350.00
	TOTAL	2465.00

2. Estimated Cost of Construction of Apartments to be incurred in each quarter:
Bifurcation of estimated expenditure in quarter's up to the date of completion is attached separately as annexure –B (ii)

Year	Quarter	Estimated Cost Amount (Rs. In Lakhs)
2024-2025	October-December	58.30
	January-March	75.80



2025-2026	April-June	93.20
	July-September	95.50
	October-December	124.70
	January-March	128.20
2026-2027	April-June	128.20
	July-September	134.00
	October-December	134.00
	January-March	134.00
2027-2028	April-June	157.36
	July-September	163.18
	October-December	209.81
	January-March	209.81
2028-2029	April-June	221.47
	July-September	221.47
	October-December	176.00
	January-March	-
2029-2030	April-June	-
	July-September	-
TOTAL		2465.00

For Vera Developers Private Limited

Kartik
(Kartik Budhiraja)
Director



For R C S & Associates LLP
Chartered Accountants

ERN: N500374

[Signature]
CA. Rampaul Dhiman
(Partner)

Membership No: 090203
UDIN : 24090203BKBLJO7289



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ANNEXURE-B (ii)
VISTA-45, SEC-20, PANCHKULA
Financial Progress of Apartment

Sr. No.	Work Description	2024-25		2025-26				2026-27				Total
		Oct-Dec	Jan-Mar	April-June	July-Sep	Oct-Dec	Jan-Mar	April-June	July-Sep	Oct-Dec	Jan-Mar	
1.	Rcc framed Structure	50.00	50.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	620.00
2.	Services & MEP	-	15.00	15.00	17.00	17.00	20.00	20.00	20.00	20.00	20.00	164.00
3.	Finishing work	-	-	-	-	25.00	25.00	25.00	30.00	30.00	30.00	165.00
4.	GST	8.30	10.80	13.20	13.50	17.70	18.20	18.20	19.00	19.00	19.00	156.90
	Total (A)	58.30	75.80	93.20	95.50	124.70	128.20	128.20	134.00	134.00	134.00	1105.90

Sr. No.	Work Description	2027-28				2028-29				2029-30		Total
		April-June	July-Sep	Oct-Dec	Jan-Mar	April-June	July-Sep	Oct-Dec	Jan-Mar	April-June	July-Sep	
1.	Rcc framed Structure	65.00	65.00	65.00	65.00	65.00	65.00	-	-	-	-	390.00
2.	Services & MEP	20.00	25.00	25.00	25.00	25.00	25.00	36.00	-	-	-	181.00
3.	Finishing work	50.00	50.00	90.00	90.00	100.00	100.00	115.00	-	-	-	595.00
4.	GST	22.36	23.18	29.81	29.81	31.47	31.47	25.00	-	-	-	193.10
	Total (B)	157.36	163.18	209.81	209.81	221.47	221.47	176.00	-	-	-	1359.10

Grand Total (A+B)	2465.00
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For Vera Developers Private Limited

Kartik
(Kartik Budhiraja)
Director



For R C S & Associates LLP
Chartered Accountants
ERN: N500374
Rampaul
CA. Rampaul Dhiman
(Partner)
Membership No: 090203
UDIN : 24090203BKBLJP4629



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ANNEXURE – C (i)

Date.14.10.2024

Promoter Name : Vera Developers Private Limited
Project Name : Vista-45
Site Location : GH-45, Sec-20, Panchkula, Haryana

INFORMATION REQUIRED FOR RERA REGISTRATION

Sr. No.	Particulars	Cost Incurred till 30.09.2024	Cost to be Incurred	Total Estimated Cost of the Project
1.	Estimated cost of Construction of Apartments	0.00	315.00	315.00

1. Estimated Cost of Infrastructures & other structures based on services and facilities which will be provided inside the project area :

Sr No	Work Description	Estimated Cost Amount (Rs. In Lakhs)
1.	Internal Roads & Pavements	40.00
2.	Water Supply System	20.00
3.	Sewerage & Strom Water	30.00
4.	Sewerage treatment & Garbage disposal	20.00
5.	Electricity Supply	70.00
6.	Street Lighting	30.00
7.	Security & fire fighting	30.00
8.	Playground Parks & Green area	35.00
9.	GST	40.00
	TOTAL	315.00

For Vera Developers Private Limited

Kashu
(Kartik Budhiraja)
Director



For R C S & Associates LLP
Chartered Accountants

ERN: N500374
[Signature]
CA. Rampaul Dhiman
(Partner)
Membership No: 090203
UDIN : 24090203BKBLJQ9276



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ANNEXURE-C (ii)
VISTA-45, SEC-20, PANCHKULA
Financial Progress of Infrastructure

Sr. No.	Work Description	2024-25		2025-26				2026-27				Total
		Oct-Dec	Jan-Mar	April-June	July-Sep	Oct-Dec	Jan-Mar	April-June	July-Sep	Oct-Dec	Jan-Mar	
1.	Internal Roads & Pavements	-	-	-	-	-	-	10.00	10.00	10.00	10.00	40.00
2.	Water Supply System	-	-	-	-	-	5.00	5.00	5.00	5.00	-	20.00
3.	Sewerage & Strom Water	-	-	-	-	-	5.00	5.00	10.00	10.00	-	30.00
4.	Sewerage treatment & Garbage disposal	-	-	-	-	-	-	-	-	-	-	-
5.	Electricity Supply	-	-	-	-	-	-	-	-	-	-	-
6.	Street Lighting	-	-	-	-	-	-	-	-	-	-	-
7.	Security & fire fighting	-	-	-	-	-	-	-	-	-	-	-
8.	Playground Parks & Green area	-	-	-	-	-	-	-	-	-	-	-
9.	GST	-	-	-	-	-	1.45	2.92	3.64	3.64	1.45	13.10
	Total (A)	-	-	-	-	-	11.45	22.92	28.64	28.64	11.45	103.10



Sr. No.	Work Description	2027-28				2028-29				2029-30		Total
		April-June	July-Sep	Oct-Dec	Jan-Mar	April-June	July-Sep	Oct-Dec	Jan-Mar	April-June	July-Sep	
1.	Internal Roads & Pavements	-	-	-	-	-	-	-	-	-	-	-
2.	Water Supply System	-	-	-	-	-	-	-	-	-	-	-
3.	Sewerage & Strom Water	-	-	-	-	-	-	-	-	-	-	-
4.	Sewerage treatment & Garbage disposal	-	-	-	-	5.00	5.00	10.00	-	-	-	20
5.	Electricity Supply	15.00	15.00	15.00	15.00	10.00	-	-	-	-	-	70.00
6.	Street Lighting	-	-	10.00	10.00	10.00	-	-	-	-	-	30.00
7.	Security & fire fighting	-	-	10.00	10.00	10.00	-	-	-	-	-	30.00
8.	Playground Parks & Green area	-	-	-	10.00	10.00	10.00	5.00	-	-	-	35.00
9.	GST	2.18	2.18	5.09	6.54	6.54	2.18	2.18	-	-	-	26.90
	Total (B)	17.18	17.18	40.09	51.54	51.54	17.18	17.18	-	-	-	211.90

Grand Total (A+B)	315.00
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For Vera Developers Private Limited

Kartik
(Kartik Budhiraja)
Director



For R C S & Associates LLP
Chartered Accountants

FRN: IN600374

Rampaul
CA. Rampaul Dhiman
(Partner)

Membership No: 090203
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