

**B. Com (H), ACA**

To,  
The Chairman  
Haryana Real Estate Regulatory Authority  
New PWD Rest House Civil Lines,  
Gurugram, Haryana,

**Project Cost Certificate**

That MNB Build Fab Pvt Ltd. ("Promoter") (CIN No: U68200DL2023PTC422421) having its registered office at Shop No.3, Ground Floor Plot 7/25, Kirti Nagar Industrial Area, Ramesh Nagar, New Delhi- 110015, is in the process of undertaking development for its Group Housing project namely "ANANTA VILASA" situated at Plot No -GH 26A Sector-56, Haryana. Based upon the estimates shared by the Promoter and the scrutiny of books of accounts of the Promoter, I hereby verify as follows:

*(All figures are in INR Lakhs, unless otherwise specified)*

Sl. No	Particulars (Budget Heads)	Total Budget Cost	Cost incurred till 31.10.2024	Cost to be incurred (INR)
1	Land Cost	6,799.174	6,799.174	0.000
2	Stamp Duty	475.945	475.945	0.000
3	Sale Deed Registration Cost	0.500	0.500	0.000
4	TDR Certificates Purchase Cost	697.500	697.500	0.000
5	EDC Fee (TDR)	227.454	227.454	0.000
6	IAC Fee (TDR) & (TOD)	165.060	165.060	0.000
7	IDC Fee GRIHA	16.365	16.365	0.000
8	Statutory Cost	70.000	13.518	56.482
9	Construction Cost	14,446.000	66.049	14,379.951
10	Finance Cost	1,500.000	665.699	834.301
11	Marketing Cost	300.000	5.310	294.690
12	Admin Cost	470.000	49.699	420.301
13	Sales Cost	1,056.175	0.000	1,056.175
14	Contingency/Other Misc. Cost	120.000	0.000	120.000
	<b>Total Project Cost</b>	<b>2,63,44.173</b>	<b>91,82.274</b>	<b>17,161.899</b>

The above figures are certified on the basis of relevant documents & unaudited books of accounts of the Promoter produced before me & examined by me.

**CA SHUBHAM AGGARWAL**

  
M. No. 551945  
Chartered Accountant

Membership Number: 551945

UDIN: 24551945BKMFVN5782

Date: 26.12.2024