

MONIKA INFRASTRUCTURE PRIVATE LIMITED			
Estimated Project Cost for 3.1918 acres commercial colony "TAPASYA ONE" in Sector-53, Golf Course Road, Gurugram being developed by Monika Infrastructure Pvt. Ltd.			
S.Nos	Item of Cost	Estimated Project Cost (Rs. In Crores)	Estimated Project Cost (Rs. In Crores)
1	Indexed Cost of Land		1.73
2	Developement Cost		
2a	Project Development Cost and construction cost of building including internal development works, civil works, MEP works (Covering all mechanical, electrical and plumbing works), roads, sewerage, air conditioning works, landscaping works, labour charges and other miscellaneous works etc.	125	
2b	Professional Consultancy Charges/fees of architects/ services consultants, structural consultant, landscape consultant, project management services etc. @3% of total construction cost.	5	
2	SUBTOTAL DEVELOPEMENT COST (2a+2b)		130
3	Statutory fee and charges		25
4	Interest, and finance charges		20
5	Total PROJECT COST(1+2+3+4+5)		177
Date: 26.07.2017		For Monika Infrastructure Pvt. Ltd.	
Place: Gurugram			
		(Authorized Signatory)	