MITTAL PUNEET & CO

CHARTERED ACCOUNTANTS

M. NO. 8860597055

Dated: 18.05.2026

To,
M/s Receptive Buildwell LLP,
Address: 812, Ring Road Mall, Plot No. 21,
Mangalam Place, Sector-3, Rohini, Delhi-110085

CERTIFICATE

On the basis of examination of the unaudited Books of Accounts, Management Representations, Architects Estimates, other records as produced before me and explanations/ clarifications given to me, I certify the total provisional cost incurred till date 14/05/2026 and the balance estimated projected cost to be incurred on the said Commercial Project **" VISTA CENTRE"** situated at Village-Badha, Sector-89, Gurugram, Haryana being developed by M/s Receptive Buildwell LLP having registered office situated at 812, Ring Road Mall, Plot No. 21, Mangalam Place, Sector-3, Rohini, Delhi-110085 and corporate office situated at 609, 6th Floor, Time Tower, MG Road, Gurugram, Haryana-122001. The Estimated Breakup cost is as under:-

S.No	Particulars	Total Estimated Projected Project Cost (Rs. In Lacs)	Cost Incurred till 14/05/2026 (Rs. In Lacs)	Balance estimated projected cost to be incurred on project (Rs. In Lacs)
1.	Land and other related cost including stamp duty	710.23	710.23	0.00
2.	Conversion charges	281.84	281.84	0.00
3.	License Fee	1610.75	1610.75	0.00
4.	External Development charges	2533.82	1152.00	1381.82
5.	Internal Development Charges	339.13	171.36	167.77
6.	Administration Cost	550.00	217.14	332.86
7.	Interest to financial Institution	1407.00	28.79	1378.21
8.	Renewals of Approvals	100.00	0.00	100.00
9.	Taxes	4343.00	1077.66	3265.34

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10.	Cess	157.00	42.30	114.70
11.	Marketing Cost	100.00	0.00	100.00
12.	Any Other	585.48	585.48	0.00
13.	Construction Cost	15658.30	2700.98	12957.32
	Total	**28376.55**	**8578.53**	**19798.02**

This certificate is being issued solely at the request of the company for the purpose of submission of RERA Registration Application with the Haryana Real Estate Authority, Gurugram Haryana.

For Mittal Puneet & CO.
Chartered Accountants
Firm Registration No.: 028808N

MITTAL PUNEET & CO. Delhi Chartered Accountants

CA Puneet Mittal
M.No.- 501319
Date: 18/05/2026
UDIN: 26501319NDMMSQ3261