

To  
Board of Directors  
Vijaylaxmi Infrabuild Private Limited  
Flat No. 104, 929/1  
Naiwala, Faiz Road  
New Delhi - 110005

**Independent Practitioner's Report on Project cost**

1. This report is issued on the request of the management of Vijaylaxmi Infrabuild Private Limited ('the Company'), incorporated on May 30, 2013 under the Companies Act, 1956 and having its registered office at Flat No. 104, 929/1, Naiwala, Faiz Road, New Delhi - 110005.
2. The accompanying statements (**Annexure A and Annexure B**) has been prepared by the Company in connection with quarterly compliance of the Real Estate Regulatory Authority ('RERA') in relation to amount incurred till March 31, 2023 on project Vijaylaxmi Greens – II ('the Project') for purchase and development of plots situated at Sector 29, Village Jaundi, Jhajjar, Haryana, admeasuring 13.356 acres, having RERA Registration No. HRERA-PKL-JJR-266-2021 dated October 12, 2021.

**Management responsibility**

3. The preparation of the accompanying statements is the responsibility of the management of the Company. This responsibility includes designing, implementing, and maintaining internal control relevant to the preparation and presentation of the statement, and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The management is also responsible for ensuring that the Company complies with the requirements of RERA and applicable rules and laws.

**Practitioner's responsibility**

5. It is our responsibility to report on the accompanying statements based on our examination of the matters in the statement with respect to the books of account and other records of the Company.
6. We have performed the procedures in accordance with the requirements of the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India which includes verifying the balances on test check basis and on materiality. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.
8. As an independent practitioner, we cannot comment on the estimated cost of the project, so we have relied solely on information provided by the management of the Company.

# ***B. B. & Associates***

## ***Chartered Accountants***

### **Opinion**

9. Based on the information, explanation and management representations provided and examination of the books of account and other relevant records, we report:
- that the estimated cost of the project as given in Annexure A and Annexure B is arithmetically correct; and
  - that the amount incurred on the project amounting to INR 3,411.49 lakhs till March 31, 2023 as given in Annexure B is correct and as per the Company's books of account and other records produced to us for our examination.

### **Restriction on use**

10. The certificate is provided to the Company for further submission to RERA and is not to be used for any other purpose or to be distributed to any other parties without our prior consent in writing. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing. We, however, have no obligation to update this certificate for events, trends or transactions relating to the Company in general and occurring subsequent to the date of this certificate.

### **For B.B. & Associates**

Chartered Accountants

Firm Registration No: 023670N

### **Balwan Bansal**

Partner

Membership Number: 511341

Place: New Delhi

Date: April 13, 2023

UDIN: 23511341BGVJRJN5647

***B. B.& Associates***  
*Chartered Accountants*

**Annexure A**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Information</b>
1	Project/phase of the project	Vijaylaxmi Greens-II
2	Location	Village Jaundi, Sector-29, Jhajjar, Haryana
3	Licensed area (in acres)	13.356
4	Area for registration (in acres)	13.356
5	HARERA registration no.	HRERA-PKL-JJR-266-2021 dated 12.10.2021
6	Name of licensee	Vijaylaxmi Infrabuild Private Limited
7	Name of collaborator	NA
8	Name of developer	Vijaylaxmi Infrabuild Private Limited
9	Estimated cost of real estate project (in INR)	4,551.03 Lakhs

**B. B. & Associates**  
Chartered Accountants

**Annexure B**

Project cost details (in INR Lakhs)					
S.N.	Particulars	Estimated (Column - A)		Actual (Column - B)	
		Amount (INR in lakh)	(%) of total project cost	Incurred & paid	(%) of total incurred
1	Land cost	2,779.42	61.07	1,646.55	48.26
2	External Development Charges	186.72	4.10	186.72	5.47
3	Infrastructure Development Charges	-	-	-	-
4	Internal /External Development Works (as certified by project engineer)	1,545.09	33.95	1,545.09*	45.29
5	Cost of construction	-	-	-	-
6	Cost of construction of community facilities	-	-	-	-
7	Other costs	39.80	0.87	33.12	0.97
8	Total estimated cost of the real estate project [(1+2+3+4+5+6+7) of estimated cost (column-A)]	4,551.03			
9	Total cost incurred and paid of the real estate project [(1+2+3+4+5+6+7) of incurred and paid (column-B)] (taking into account the proportionate land cost, this in effect allows the promoter to withdraw the proportionate land cost component of construction)	3,411.48			
10	Percentage of completion of construction work (as per project architect/Engineer's certificate by the end of month/quarter)	100%			
11	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	74.96%			

\* As per book of accounts, cost of construction incurred is INR 1,554.50 lakhs