



JP YADAV & ASSOCIATES

Chartered Accountants

Sr. No	Particulars	Amount (in Crs.)
1.	Land Cost	
	a) Acquisition cost of land or development rights, lease premium, lease rent, interest cost incurred or payable on land cost and legal cost	178.00
	b) Amount of premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or state Govt. or any Statutory Authority.	NA
	c) Liaison Cost	6.58
	Total Land Cost	184.58
2	Development Cost/ Cost of Construction	
	a)(i) Cost of Construction	183.30
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	NA
	(ii) Other cost (Salaries, Consultant 'Fees Overheads, External Infra etc) Excluding Marketing related cost.	52.77
	b) Payment of Taxes, Cess, Fees Charges, Premiums, Interest etc to any statutory Authority.	38.59
	(C) External Funding (Interest)	88.08
	Total of Development Cost	362.73
3	Total Estimated cost and Incurred cost of the Real Estate Project (1) + (2)	547.31

Office: U-19A, Shakarpur, New Delhi-
110092 Mob: 91-7503973175
Email: cajpyadav@outlook.com



JP YADAV & ASSOCIATES

Chartered Accountants

Designated Bank Account under this certificate are as under:

1. 50200047826844

This Certificate is being issued for UPRERA compliance for ROSEBERRY ESTATE LLP and is based on the records and documents produced before me and explanations provided to me by the management of the company.

For **JP Yadav & Associates**

Chartered Accountants

FRN: 033586N

CA Jay Prakash Yadav

Proprietor

M. No. 550341

Dated: 11-01-2021

Place: New Delhi

UDIN: 21550341AAAAAP5905

Office: U-19A, Shakarpur, New Delhi-
110092 Mob: 91-7503973175
Email: cajpyadav@outlook.com