

LAND COST CALCULATION SHEET

PROJECT NAME: Aakruthi Roots & Rays

PROMOTER NAME: Aakruthi Properties

Land Cost Calculation:

Total Area of Land - 4 Acres

Guidance value per Acre- Rs.2,85,00,000/-

As per Guidance value report conversion percentage from Agricultural land to Residential - Add 65%

Cost of land = Rs.2,85,00,000/- Guidance Value per acre *1.65* = Rs.4,70,25,000/- area of land in acre 4 Acres = Rs.18,81,00,000/-

Cost of land = Rs.18,81,00,000/-

 **AAKRUTHI PROPERTIES**
Managing Partner

Guideline value Copy

Project Name: AAKRUTHI ROOTS & RAYS

Promoter Name: AAKRUTHI PROPERTIES

This is to certify the details of M/S Aakruthi Properties Having their office at No 227 Rain Tree Plaza 4th Floor, 100 feet road, 10th main, Kalyan Nagar, HRBR Layout Bangalore 560043 being the promoter of the Real Estate project Akruthi Roots & Rays.

The project being developed is a Plotted Development. The has obtained necessary sanctioned plan from the competent authorities. The project address being Sy no 193 demarcated boundaries (latitude and longitude of the end points)13.051939N and 77.725837E of Hirandahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore 560049.

SI No	ESTIMATED COST	AMOUNT IN INR	REMARKS
1	Land of the Project (4 acres Agricultutural land at Rs.2,85,00,000/- per acer * 1.65*(conversion co-efficient)= Rs.18,81,00,000/- (at sy no 193 Hirandahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore 560049)	Rs.18,81,00,000/- Higher value is as per the Guideline value by SR as on 10-02- 2025	Higher of acquisition cost or guidance value (ASR) as on 10-02- 2025 (Nearest date of RERA registration application date)

Date: 27-02-2025

Place: Bangalore

Yours Faithfully,

AAKRUTHI PROPERTIES

Managing Partner
Mr. Manjunath H R

(Authorized Signatory of M/S Aakruthi Properties)