

FORM R-1 CERTIFICATE BY ARCHITECT

To,
The ROHIT ASSOCIATES
Shop No.2A,Gopal Vihar, Ladpura, Kota(Rajasthan)-324001

Subject:Certificate of percentage of completion of construction work **SHIV VIHAR**(RERA Registration Number RAJ/P/2021/1533) situated at **Khasra No. 439, Village Balita, Kota, Rajasthan - 324006**

Sir,

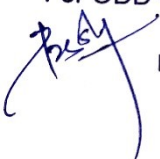
I have undertaken assignment as Architect of certifying percentage of completion of construction work of the **SHIV VIHAR**, at **Khasra No. 439, Village Balita, Kota (Rajasthan) - 324006**

1. Based on site Inspection, with respect to each of the building of the aforesaid Real Estate Project, I certified that as on the date **31/03/2023**, the percentage of work done for each of the building of the Real Estate Project (Registration number RAJ/P/2021/1533 under Rajasthan RERA), is as per TABLE herein below.

TABLE:Development Works in respect of the entire Registered Phase/Project.

S.No.	Common areas and Facilities/Amenities	Proposed (Yes/No)	Percentage of work done	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	YES	100	Completed
2	Water Supply	YES	40	Work under Progress
3	Sewerage (chamber, lines, Septic Tank,STP)	YES	50	Work under Progress
4	Storms Water Drains	YES	100	Completed
5	Landscaping & Tree Planting	YES	55	Work under Progress
6	Street Lighting	YES	100	Completed
7	Electrical Supply	YES	55	Work under Progress

Yours Faithfully,

For ODD STUDIO

Proprietor

(PIYUSH PARETA) Architect

FORM R-2

[See Regulation 3(4)]

CERTIFICATE BY ENGINEER

(To be uploaded by the Promoter on his webpage on the RERA website before withdrawal of money from separate account- Project wise)

To,
The Rohit Associates,
Shop No 2A, Gopal Vihar, Ladpura, Kota – 324001.

Subject : Certificate for cost incurred for development of Plots [Shiv Vihar] for development of 51 Plot(s) (RERA Registration Number RAJ/P/2021/1533 situated on Kh No 439, village Balita Tehsil Ladpura District Kota PIN-324006 admeasuring 8400 sq. mts. area being developed by [Rohit Associates].

Sir,

I/We BHAVESH GAUTAM have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under RERA-Rajasthan, (RERA Registration Number RAJ/P/2021/1533) being 51 Plot(s) situated on Kh No 439, village Balita Tehsil Ladpura District Kota PIN-324006 admeasuring 8400 sq. mts. area being developed by [Rohit Associates].

1. We have estimated the cost of the completion to obtain occupation Certificate/completion certificate, of the civil and allied works, of the development of Plot(s) of the Project. Our Estimated cost calculations are based on the drawings/plans made available for the project under reference by the developer.
2. We estimate total Estimated cost of completion of Development of Plot(s) of the aforesaid project under reference as Rs. 50,00,000.00 (Total of Total A and B). The estimated total cost of project is with reference to the civil and allied works required to be completed to the purpose of obtaining occupation certificate/completion certificate for the Plot(s).
3. The Estimated cost incurred till date is calculated at Rs. 28,85,900.00 (Total of Table A and B). The amount of estimated cost is calculated on the base of amount of Total estimated cost.



4. The Balance cost of completion of the civil and allied works of the Development of Plot(s) of the subject project to obtain occupation certificate/Completion certificate from BHAVESH GAUTAM (planning Authority) is estimated at Rs. 21,14,100.00 (Total of Table A and Table B).
5. I certify that the cost of the civil and allied works for the aforesaid project as completed on the date of this certificate is as given in **Table A** and **B** below :

TABLE A

Kh No 439, village Balita Tehsil Ladpura District Kota PIN-324006 or called "Shiv Vihar"

(to be prepared separately for each Plot of the Real Estate Project)

S.No.	Particulars	Amounts
(1)	(2)	(3)
1.	Total Estimated Cost of the Plot as on 15.04.2021 date of Registration is	Not Applicable
2	Cost incurred as on 31.03.2023 (based on the Estimated Cost).	Not Applicable
3	Work done in Percentage (as percentage of the Estimated cost)	Not Applicable
4	Balance cost to be incurred (Based on Estimated Cost)	Not Applicable
5	Cost incurred on Additional/Extra Item as on 31.03.2023 not included in the Estimated Cost (Annexure A)	Not Applicable

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated Cost of the Internal and External Development works including amenities and Facilities in the layout as on 31.12.2022 date of Registration is	Rs.50,00,000.00
2	Cost incurred as on 31.03.2023 based on the Estimated Cost)	Rs. 28,85,900.00
3	Work done in Percentage (as percentage of the estimated cost)	57.72 %
4	Balance cost to be incurred (Based on estimated Cost)	Rs. 21,14,100.00



5	Cost incurred on Additional/Extra Item as on 31.03.2023 not included in the Estimated Cost (Annexure A)	NA
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Yours Faithfully

Signature of Engineer

(Address.Kota.....)

***NOTE :**

1. The Scope of work is to complete entire Real Estate Project as per Drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. As this is an estimated cost, any deviation in quantity required for development of the Real Estate project will result in amendment of the cost incurred/to be incurred.
4. All components of work with specification are indicative and not exhaustive.

Annexure A

List of Extra/Additional Items executed with Cost (which were not part of the original Estimate of Total Cost) (1) (2) (3)

JAIN GAUTAM & ASSOCIATES CHARTERED ACCOUNTANT

FORM R-3

[See Regulation 3 (4)]

Cost calculation of Real Estate Project "SHIV VIHAR" for Mar 2023

RERA Registration Number: **RAJ/P/2021/1533**

(Amount in Rs.)

Sr. No.	Particulars	Estimated Amount in Rs.	Incurred amount in Rs.
(1)	(2)	(3)	(4)
	1. (A) Land Cost : (1) Revenue or area share given to land owner in lieu of land under any kind of agreement such as joint venture, joint Development etc, in case the Promoter is not the owner of the land. (2) Amount paid to land owner. (3) Incidental costs related to acquisition of land such as stamp duty, brokerage, settlement costs of litigation, premiums paid to government authorities related to land. (4) Interest on finance for purchase of land. (5) Litigation costs incurred for land acquisition. (6) Property and other taxes, fees, premiums paid.	1,00,00,000/-	35,50,000/-
	Sub-Total of LAND COST	1,00,00,000/-	35,50,000/-
	(B) Development cost/Cost of construction: (a) (1) Total cost incurred by promoter towards the on site expenditure for physical development of the project, (2) Fees Payable to the architects, consultants, project manager/staff including engineers, marketing agents, Actual Cost of construction incurred as per the books of accounts as verified by the CA. Note: (for adding to total cost of construction incurred, minimum of (I) Or (II) is to be considered). (3) On-site expenditure for development of entire project (excluding cost of construction as per (I) or (II) above), i.e. salaries, consultants fees, site overheads, developments works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), Cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered. (b) Payment of Taxes, cess, fees charges, Approval cost for construction etc, premiums, Interest etc, to any statutory Authority. (c) Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money borrowed for construction & Project.	50,00,000/-	29,87,213/-



JAIN GAUTAM & ASSOCIATES CHARTERED ACCOUNTANT

Sub-Total of Development Cost		50,00,000/-	29,87,213/-
2.	Total estimated cost of the Real Estate Project [1(A)+1(B)] of Estimated Column.	Rs 1,50,00,000/-	
3.	Total cost incurred of the Real Estate Project [1(A)+1(B)] of Incurred Column.	Rs 65,37,213/-	
4.	Percentage completion of construction work (as per project Architect's Certificate)	Rs 57.72%	
5.	Percentage of the cost incurred on Land Cost to the Total Estimated Cost.	Rs 23.67%	
6.	Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.	Rs 19.91%	
7.	Amount which can be withdrawn from the separate Account (to be calculated as below) Total Estimated cost (items 2 above) X total percentage of cost incurred (as mentioned at items 5 & 6)	Rs 65,37,213/-	
8.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	Rs 65,37,213/-	
9.	Net Amount which can be withdrawn from the separate Bank Account under this certificate.	Rs Nil	

This certificate is being issued for the Project. "SHIV VIHAR" (RERA Registration No. RAJ/P/2021/1533) in compliance of the provisions of section 4 (2) (1) (D) of the Act and is based on the records and documents produced before me and explanations provided to me by the management of the Promoter.

Yours Faithfully,

Chartered Accountant
(Membership Number 429472)

Dated: 23/05/2023

UDIN: 23429472BGUVBI8865



MOHAMED SAIF
Address G-2, Mohsin Apartment
Retwali, Tipta,
Kota (Raj.)