

J.N. GUPTA & Co. LLP

Chartered Accountants,

E-732, Nakul Path, Opp. Jyoti Nagar Thana, Lal Kothi, JAIPUR - 302015

FORM R-3

(See Regulation 3(4))

CERTIFICATE BY CHARTERED ACCOUNTANT

(to be uploaded by the Promoter on his webpage on the RERA website before withdrawal of money from separate account)

To,

M/s Govindkripa Buildheights LLP

The Crest, Suite No. 9, Plot No. A-4, Airport Enclave Scheme,
Tonk Road, Jaipur-302018

Cost calculation of Real Estate Project "JAYPORE" situated at Plot No. 3/ GH / 01,
Sector - 3, Vidhyadhar Nagar, Jaipur for the Quarter Ended **Sept-2021**.

RERA Registration Number "**RAJ/P/2017/203**"

Sl. No	Particulars	Estimated Amount (in Rs)	Incurred amount (in Rs.)
(1)	(2)	(3)	4
1.	(A) Land Cost:		
	(i) 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,		- -
	(ii) Amount paid to land owner,	44,82,44,720	41,29,73,382
	(iii) Incidental costs related to acquisition of land such as stamp duty, brokerage, settlement costs of litigation, premiums paid to government authorities related to land.	2,63,18,668	2,59,18,318



J.N. GUPTA & Co. LLP

Chartered Accountants,

E-732, Nakul Path, Opp. Jyoti Nagar Thana, Lal Kothi, JAIPUR - 302015

	(iv) Interest on finance for purchase of land,	3,17,54,976	5,72,58,002
	(v) Litigation costs incurred for land acquisition, property and other taxes, fees, premiums paid.	93,743	
	Sub-Total of LAND COST	50,64,12,107	49,61,49,702
	(B) Development Cost/ Cost of Construction:	41,28,08,000	
	(a) (i) Total cost incurred by promoter towards the onsite expenditure for physical development of the project,		26,54,50,028
	(ii) 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.		1,00,04,263
	Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) to be considered		
	(iii) 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, development works, cost of services		3,59,73,267



J.N. GUPTA & Co. LLP

Chartered Accountants,

E-732, Nakul Path, Opp. Jyoti Nagar Thana, Lal Kothi, JAIPUR - 302015

	(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 lenders on construction funding - or money borrowed for construction & Project.		17,64,97,759
	Sub-Total of Development Cost	41,28,08,000	48,79,25,317
2.	Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column.	91,92,20,107	
3.	Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column.	98,40,75,019	



J.N. GUPTA & Co. LLP

Chartered Accountants,

E-732, Nakul Path, Opp. Jyoti Nagar Thana, Lal Kothi, JAIPUR - 302015

4.	Percentage completion of construction work (as per Project Architect's Certificate)	-----
5.	Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.	53.98%
6.	Percentage of Cost incurred on construction cost to the total estimated cost.	53.08%
7.	Amount which can be withdrawn from the Separate Account (to be calculated as below)	
	Total Estimated Cost (item 2 above) x total Percentage of cost incurred (as mentioned in item 5x6)	98,40,75,019
8.	Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement. (*)	67,21,23,413
9.	Net Amount which can be withdrawn from the separate bank account under this certificate. (7-8)	31,19,51,606

This certificate Is being issued for the project JAYPORE (RERA Registration No RAJ/P/2017/203) in compliance of the provision of section 4(2)(1)(D) of the Act and is based on the records and documents produced before us and explanation provided to us by the management of the promoter.

Note:

1. We have relied on the estimated cost provided by the management and also shown on RERA website.
2. The cost incurred has been stated on the basis of books of accounts and documents made available to us as on date. We will not be responsible for



J.N. GUPTA & Co. LLP

Chartered Accountants,

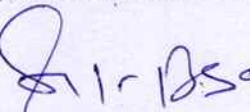
E-732, Nakul Path, Opp. Jyoti Nagar Thana, Lal Kothi, JAIPUR - 302015

any changes in cost Incurred in the period cover by the certificate after the date of Issue of this certificate.

3. Since, the promoter is running only one project in this concern all the cost is considered as directly related to the project.

For J.N.Gupta & Co.LLP

Chartered Accountants



(CA Sanjay Kumar Bansal)

Partner

M.No - 400406

Place : Jaipur

Date: 20.10.2023

UDIN: 23400406BHAGXQ9276

