

**CERTIFICATE
FORM R-3
Under Regulation 3(4) Rajasthan RERA Rules, 2017**

We have gone through, the books of accounts of Vatsal Enterprises situated at Plot No. 203,204,205 Lions Lane, Vaishali Nagar, Jaipur- 302012, for the period ended 31st December, presented before us by the management of Vatsal Enterprises.

Cost calculation of Real Estate Project Libra Residency situated at the Plot No. 203,204,205 Lions Lane, Vaishali Nagar, Jaipur- 302012 (Rajasthan), having RERA Registration Number RAJ/P/2021/1488:

Sr. No	Particulars	Estimated Amount in Rs	Incurred amount in Rs.
(1)	(2)	(3)	(4)
1	1 (A) Land Cost (i.) revenue or area share given to landowner 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, (iii.) incidental costs related to acquisition of such as stamp duty, brokerage, settlement costs of litigation, premiums paid to government authorities related to land, (iv.) interest on finance for purchase of land, (v.) litigation costs incurred for land acquisition, (vi.) Property and other taxes, fees, premiums paid	2,00,000	2,00,000
	Sub-Total of LAND COST 1 (A)	2,00,000	2,00,000
	(B) Development Cost/ Cost of Construction: a) (i) Total cost incurred by promoter towards the on-site expenditure for physical development of the project, Fees payable to the architects, consultants, project manager/staff including engineers marketing agents, (ii) 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). (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, services (including electricity, sewerage, layout roads etc.), cost of machineries and equipment's 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.	8,34,92,000	4,07,09,016 4,07,09,016 8,90,326 43,347



	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.		-
	Sub-Total of Development Cost 1(B)	8,34,92,000	4,16,42,689
	2. Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column.	8,36,92,000	
	3. Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column.	4,18,42,689	
	4. Percentage completion of construction work (as per Project Engineer's Certificate)	49.88%	
	5. Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.	0.24%	
	6. Percentage of the Cost incurred on Construction Cost to the Total Estimated below)	49.76%	
	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 at item 5 & 6)	4,18,42,689	
	8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	57,98,185	
	9. Net Amount which can be withdrawn from the Separate Bank Account under this certificate.	3,60,44,504	

This certificate is being issued for the Project LIBRA RESIDENCY (RERA registration No. RAJ/P/2021/1488) 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.

Yours Faithfully



Signature of Chartered Accountant

Membership No. 422060

UDIN: 23422060BGYJXL3370

Name: Mudit Agarwal

Address: B-23, Yamuna Badi, Tonk Road, Jaipur

Date: 23-01-2023