

Dilip Singh,
B-209-C, Rajendra Marg
Nagar Nigam Office Ward No. 45 Ke Samne,
Bapu Nagar, 302029 Jaipur(Rajasthan)

27th April 2025

Certificate for Eligibility of Withdrawal as on 31st March 2025

The report made is in accordance with the Regulation 4 of The Real Estate (Regulation and Development) Act, 2016 read along with the Rules and Regulations made there under ('the Act') for eligibility of withdrawal for the Project "Gulab Hari Enclave-A" at Old Kh. No.172, 179, 180 (New Kh. No. 191/172, 179, 193/180), Village-Jagat Sarvanpura, Jaipur - 302029 (Rajasthan) ('Project') for the period ended on 31st March 2025, 302029 Jaipur(Rajasthan)('the Promoter').

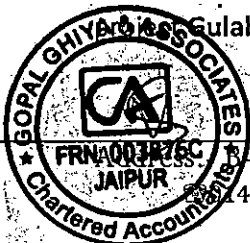
1. We have examined the documents as provided by the Promoter of the Project and our certificate is based on examinations carried out by us and the information and explanations given by the promoters on unaudited Accounts. Detail of which is given in the Annexure enclosed herewith.

Management's Responsibility for the Statement

2. The accompanying Statement of Certificate for Eligibility of Withdrawal on unaudited Accounts, including preparation and maintenance of all accounting and other records supporting its contents, is solely the responsibility of the promoter. The promoter and its management is responsible for the designing, implementing and maintaining internal control relevant to the preparation and presentation of the Statement, and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
3. The promoter's management is also responsible for ensuring that they comply with the requirements of the applicable circulars and notification issued by Act from time to time and this responsibility includes the design, implementation and maintenance of internal control relevant to the compliance with the Act.

Independent Practitioner Responsibility

4. It is our responsibility to report on the eligibility of withdrawal is based on our examination of the matters in the unaudited accounts with reference to the books of account and other records for Project Gulab Hari Enclave-A for the period ended on 31st March 2025.
5. Pursuant to the Regulation of the Act, it is our responsibility to provide reasonable assurance on the details disclosed in the certificate, based on our examination of the books of accounts for the Project Gulab Hari Enclave-A for the period ended 31st March 2025.



49, Gautam Marg, Hanuman Nagar, Vaishali Nagar, Jaipur-302021

41-2350518; ✉ gghiya58@gmail.com; vishnusharmaaca@gmail.com

6. We conducted our examination in accordance with the 'Guidance Note on Reports or Certificates issued for Special Purposes (Revised 2016)' issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

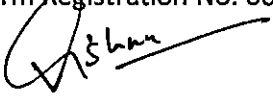
Opinion

8. Based on our examination and verification of records, as above, we are of the opinion that the detail given in the certificate for eligibility of withdrawal has been accurately extracted from the unaudited Accounts for the period ended on **31st March 2025** and the information and explanations given to us, we report that the certificate is in agreement with the books of account and other records of the project produced to us for our examination.

Restriction on Use

9. This certificate has been issued in connection with the purpose stated above. Accordingly, our certificate should not be quoted or referred to in any other document or made available to any other person or persons without our prior written consent. Also, we neither accept nor assume any duty or liability for any other purpose or to any other party to whom our certificate is shown or into whose hands it may come without our prior consent in writing.

For Gopal Ghiya & Associates
Chartered Accountants
Firm Registration No. 003876C


(Vishnu Sharma)

Partner

Membership No. 432597

Place: Jaipur

Date: 27.04.2025

UDIN: 25432597BMIOJU2087

Enclosure: Annex - 'Certificate for Eligibility of Withdrawal'



FORM R-3

[see Regulation 11(3)(i)(c)]

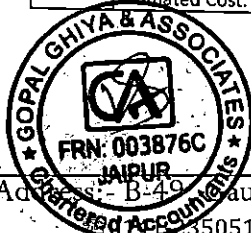
CERTIFICATE BY CHARTERED ACCOUNTANT

Cost calculation of Real Estate Project Gulab Hari Enclave-A

RERA Registration Number RAJ/P/2023/2853

Certification for Eligibility of Withdrawal Under RERA, 2016 as on 31.03.2025

Sr. No.	Particulars	Estimated Amount in Rs.	Incurred amount in Rs.
(1)	(2)	(3)	(4)
1.(A)	Land Cost	1,30,15,473.00	-
(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.	-	-
(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.	-	1,30,30,878.00
(iv)	Interest on finance for purchase of land.	-	-
(v)	Litigation costs incurred for land acquisition.	-	-
(vi)	Property and other taxes, fees, premiums paid.	-	-
	Sub-Total of LAND COST	1,30,15,473.00	1,30,30,878.00
1.B	Development Cost/ Cost of Construction:	2,10,00,000.00	-
(a) (i)	Estimated Cost of Construction as certified by Engineer.	-	2,10,00,000.00
(a) (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).	-	2,04,61,245.00
(a) (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 (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.	-	1,90,000.00
(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	2,10,00,000.00	2,06,51,245.00
2	Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column.		3,40,15,473.00
3	Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column.		3,36,82,123.00
4	Percentage completion of construction work (as per Project Architect's Certificate)		100.00%
5	Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.		38.31%
6	Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.		60.71%



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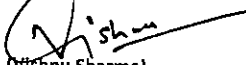
7	Amount which can be withdrawn from the Separate Account. (to be calculated as below) Total Estimated Cost (Item 2 above) x total percentage of cost incurred (as mentioned at item 5 & 6)	3,36,82,123.00
8	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. (This shall also include 70% of the amounts already realized till date and not provided in the Separate Bank Account).	1,23,90,000.00
9	Net Amount which can be withdrawn from the Separate Bank Account under this certificate.	2,12,92,123.00

Note:-

- (a) This certificate is being issued for the Project "Gulab Hari Enclave-A" (RERA Registration No. RAJ/P/2023/2853) in compliance of the provisions of section 4 (2) (I) (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.
- (b) While considering and calculating the % of completion of work and the cost incurred reliance has been placed on the certificate issued by Project Architect and Project Engineer of the project and declaration given by Promoter.
- (c) That the management has declared that the information provided for the preparation of this certificate is correct and it shall be solely responsible for any penal liability in this respect.
- (d) Management has declared that out of the said designated account no money shall be spent for any other purpose other than the payment for construction cost and land cost of the project "Gulab Hari Enclave-A".
- (e) This certificate is being issued for the project "Gulab Hari Enclave-A" in compliance of the provisions of section 4(2)(I)(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 and promoter shall be solely responsible for any penal liability in this respect.
- (f) Fees paid to JDA for Conversion, regularisation etc for Land approval for the Scheme Gulab Hari Enclave-A is considered in Land Cost.
- (g) The reliance has been placed on the certificate issued by Project Architect and Project Engineer of the project and declaration given by Management.

This certificate has been issued for the project "Gulab Hari Enclave-A" (RERA Registration No. RAJ/P/2023/2853) at the request of the management of the promoters. Above information has been certifying on the basis of unaudited books of accounts, records, and documents produced before me and information and explanation given to me by the management of the promoters.

Yours Faithfully,
 For Gopal Ghiya & Associates
 Chartered Accountants
 Firm Registration No. 003876C


 (Vishnu Sharma)
 Partner
 Membership No. 432597
 Place : Jaipur
 Date : 27.04.2025
 UDIN: 25432597BBIQJU2087
 Address: B-49, Gautam Marg, Hanuman Nagar, Jaipur-302021
 Contact Details: vishnu@gghiyaassociates.in



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