

Under Regulation 3(4) Rajasthan RERA Rules, 2017

We have gone through, the books of accounts of SSBC Realestate Private Limited situated at S-70, KRISHNA MARG, BAPU NAGAR, SIWAR AREA Jaipur Rajasthan- 302015, for the period ended 30th September 2018, presented before us by the management of SSBC Realestate Private Limited.

Cost calculation of Real Estate Project THE ELEGANCE situated at Khasra No./ Plot No.111/148-154, 111/158-161 , Village- JAIPUR , KUMBHA MARG, NEAR BHAIRAV JI CIRCLE, PRATAP NAGAR , Jaipur - 302033 (Rajasthan) having RERA Registration Number RAJ/P/2017/226:

Sr. No	Particulars	Estimated Amount in Rs.	Inurred 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 land 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	8,68,98,686	6,27,07,781
	Sub-Total of LAND COST 1 (A)	8,68,98,686	6,27,07,781
	(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. <p>Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered).</p> (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 machinerries 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.	<div>22,54,00,000</div> <div> </div> <div>22,20,19,000</div> <div> </div> <div>22,20,19,000</div> <div> </div> <div> </div> <div> </div> <div>2,92,868</div>	2,92,868



	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)	22,54,00,000	22,23,11,868
	2. Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column.	31,22,98,686	
	3. Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column.	28,50,19,649	
	4. Percentage completion of construction work (as per Project Engineer's Certificate)	100.00%	
	5. Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.	20.08%	
	6. Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost	71.19%	
	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)	28,50,19,649	
	8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	16,92,98,664	
	9. Net Amount which can be withdrawn from the Separate Bank Account under this certificate.	11,57,20,985	

This certificate is being issued for the Project THE ELEGANCE (RERA registration No. RAJ/P/2017/226) 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: 22422060AJQIQT1263

Name: Pawan Mudit & Associates

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

Date: 22-05-2022