



S. K. VIJAY & ASSOCIATES
CHARTERED ACCOUNTANTS

KALPTARU RESIDENCY, 1-Ka-31/32, VIGYAN NAGAR (N.H.12) KOTA-Rajasthan-324005
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ROHIT ASSOCIATES

Cost calculation of Real Estate Project " **SHIV VIHAR , at Khasra No. 439, Village Balita, Kota**

RERA Registrationno; RAJ/P/2021/1533

FROM 01.04.2021 till 31.12.2021

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 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 (iv) interest on finance for purchase of land (v) litigation costs incurred for land acquisition, (vi) property and other taxes, fees, premiums paid	Rs.1,00,00,000/-	Rs.35,50,000/-
	(B) Development Cost/Cost of construction/Other Related Exp.:		



<p>(a) (i) Total cost incurred by promoter towards the on-site expenditure for physical development of the project,</p> <p>(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</p> <p>Note: (for adding to total cost of construction incurred,</p> <p>Minimum of (i) or (ii) is to be considered.</p> <p>(iii) On-site expenditure for development of entire project (excluding cost of construction as per</p> <p>(i) or (ii) above, i.e. salaries, consultant's fees, site overheads development works costs 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.</p> <p>b. Payment of Taxes, cess, fees, charges, Approval cost for construction etc. premiums, interest etc. to any statutory Authority.</p> <p>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.</p>	<p>Rs.1,75,00,000/-</p>	<p>Rs.3,07,164/-</p>
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2. Total Estimated Cost of the Real Estate Project [1(A)+ 1(B)] of Estimated Column.	Rs2,75,00,000/-
3. Total Cost Incurred of the Real Estate Project [1(A)+ 1(B)] of Incurred Column.	Rs.38,57,164/-
4. Percentage completion of construction work (as per project architects Certificate)	1.75%
5. Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.	12.90%
6. . Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.	1.12%
7. Amount Which can be withdrawn from the Separate Bank Account (to be calculate below)	Rs 38,57,164/-
Total Estimated Cost (item 2 above) x total Percentage of Cost incurred (as mentioned at item 5 &6.	
8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	Rs. 38,57,164/-
9. Net Amount Which can be withdrawn from the Separate Bank Account under this certificate.	NIL

This certificate is being issued for the Project, **SHIV VIHAR**, at Khasra No. 439, Village **Balita, Kota** (RERA Registration No. RAJ/P/2021/1533) 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 may be the management of the Promoter.

For S. K. VIJAY & ASSOCIATES

Chartered Accountant

FRN 0034890
S. K. VIJAY
(M. No. 072559)

Dated: 17.01.2022
Place: Kota

Address: KALPATARU RESIDENCY
, 1- KA-31,32, Vigyan Nagar, KOTA
(Rajasthan)
UDIN: 22072559AAAAAX5119