



5, SHREE RAM MARKET
BRAHMAPURI BUS STAND
JAIPUR -302002

Phone: 0141-241165,9414460023
E-Mail: cagargpawan@gmail.com

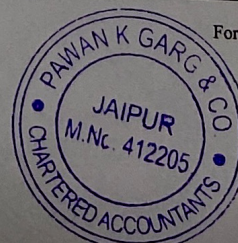
UDIN : 24412205BKAIJN6954

Date. 09/01/2024

**CERTIFICATION FOR ELIGIBILITY OF WITHDRAWAL UNDER RERA, 2016 AS
ON 31.12.2023**

It is hereby certified that the promoter, Mahima Real Estate Private Limited , having its corporate office at Crystal Palm, 4th Floor, 22 Godam Circle, C-Scheme, Jaipur – 302001 and its project **"Mahima's Windchimes"** situated at Khasra No./ Plot No.Khasra No. 58/2, 57/2, 68, 69/1, 71, 71/136, 72, 74, 73/1, 87, 76/1, 78/1, 67, 58/140, 56/6 of Village Kishorpura Kankroda, Tehsil Jaipur and District Jaipur, Rajasthan and at Khasra No. 44 (Shamilati. No. 45/1), 44 (Shamilati No. 45/2), 42/1 (Shamilati No. 43,48,49,53,54), 42/235 (Shamilati No. 43,48,49,53,54), of Village Jaisinghpura Kankroda, Tehsil Jaipur and District Jaipur, Rajasthan , Village- Jaisinghpura Kankroda & Kishorpura Kankroda, Tehsil Jaipur, Jaipur - 302041 (Rajasthan), which is the ongoing project as per Real Estate Regulation and Development Act 2016 and eligible to make withdrawal from the RERA designated bank account as under:-

RERA Registration Number - RAJ/P/2022/1863			
S.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 promoter is not the owner of the land	9,50,00,000.00	8,82,97,583.00
	(ii) Amount paid to land owner,		
	(iii) Incidental costs related to acquisition of the 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.		



For PAWAN K GARG & CO.
Chartered Accountant

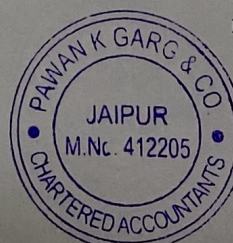
Pawan G
PAWAN KUMAR GARG
PROPRIETOR
M.NO 412205
F.R. NO. 0248



5, SHREE RAM MARKET
BRAHMAPURI BUS STAND
JAIPUR -302002

Phone: 0141-241165,9414460023
E-Mail: cagargpawan@gmail.com

	Sub-Total of land Cost	9,50,00,000.00	8,82,97,583.00
	(B) Development cost/Cost of construction:		
	(a).(i) Total Cost incurred by promoter towards the onsite expenditure for physical development of the project,	25,50,00,000.00	16,01,91,331.99
	(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 CA.		
	Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered).		
	(iii) Onsite- 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.		
	c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction and project.		
	Sub-Total of Development cost	25,50,00,000.00	16,01,91,331.99
	2. Total estimated cost of the real estate project (1(A) + 1(B)) of estimated column.		35,00,00,000.00
	3. Total cost incurred of the real estate project (1(A) + 1(B)) of incurred column.		24,84,88,914.99
	4. Percentage completion of construction work (as per project Architect's Certificate)		-



For PAWAN K GARG & CO.
Chartered Accountant

Pawan G
PAWAN KUMAR GARG
PROPRIETOR
M.NO 412205
F.R. NO. 0248

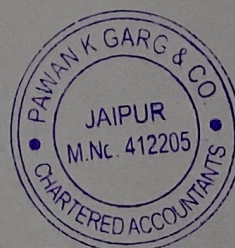


5, SHREE RAM MARKET
BRAHMAPURI BUS STAND
JAIPUR -302002

Phone: 0141-241165,9414460023
E-Mail: cagargpawan@gmail.com

5. Percentage of the cost incurred on land cost to the total estimated cost	25.23%
6. Percentage of the cost incurred on construction cost to the total estimated cost	45.77%
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 5 & 6)	24,84,88,914.99
8. Less: Amount withdrawn till date of this certificate as per the books of account and bank statement.	18,68,45,218.70
9. Net amount which can be withdrawn from the separate bank account under this certificate	6,16,43,696.29

This certificate is being issued for the project Mahima's Windchimes having RERA registration number RAJ/P/2022/1863 in compliance of the provisions of section 4 (2) (1) (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.



For PAWAN K GARG & CO.
Chartered Accountant

PAWAN KUMAR GARG
PROPRIETOR
M.NO 412205
F.R. NO. 0248