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

We have gone through, the books of accounts of Sankalp Builders situated at E-123,124, Behind IOC Petrol Pump, Sahkar Marg, Jaipur Rajasthan, for the period ended 31st December 2022, presented before us by the management of Sankalp Builders.

Cost calculation of Real Estate Project Sankalp Alexa Homes situated at Khasra No./ Plot No. 619/1, 623/1, 624/1, Village-Jaipur, Tilawala, Sanganer Tehsil, Mahal Road, Jagatpura, Jaipur - 302033, having RERA Registration Number RAJ/P/2021/1536:

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 land such as stamp duty, brokerage, settlement costs of litigation, premiums paid to 	15,71,61,760	9,10,11,438
	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	13,71,01,700	
	Sub-Total of LAND COST 1 (A)	15,71,61,760	9,10,11,438
	 (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, 	12,65,00,000	8,39,62,330
	(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).		8,39,62,330
	(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.		37,64,867
	b Payment of Taxes, cess, fees, charges, Approval cost for construction etc. premiums, interest etc. to any statutory Authority.		20,75,556



	Principal sum and interest payable to financial institutions, scheduled nks, non-banking financial institution (NBFC) or money lenders on		-
со	nstruction funding or money borrowed for construction & Project.		
	Sub-Total of Development Cost 1(B)	12,65,00,000	8,98,02
2.	Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of	28,36,61,760	
	Estimated Column.		
3.	Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column.	18,08,14,191	
4.	Percentage completion of construction work (as per Project Engineer's Certificate)	67.67%	
5.	Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.	32.08%	
6.	Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost	31.6	56%
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)	18,08,	14,191
8.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	11,86,	82,666
9.	Net Amount which can be withdrawn from the Separate Bank Account under this certificate.	6,21,3	1,525

Note: Since it's an Area Sharing Project, therefore Land Cost is taken on the basis of construction work done by the Promoter for the units earmarked for the Landowner as per Development Agreement. Moreover Land Cost is amended in RERA as well accordingly.

This certificate is being issued for the Project Sankalp Alexa Homes (RERA registration No. RAJ/P/2021/1536) 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

AGA Membership 5 422060 NO. ered Acco

Signature of Chartered Accountant Membership No. 422060 UDIN: 23422060BGYJXN2314 Name: Mudit Agarwal Address: B-23, Yamuna Badi, Tonk Road, Jaipur Date: 25-01-2023