CERTIFICATE FORM R-3

Under Regulation 3(4) Rajasthan RERA Rules, 2017

We have gone through, the books of accounts of Sankalp Infraheights Private Limited situated at E-123,124, Behind IOC Petrol Pump, Sahkar Marg, Jaipur Rajasthan, for the period ended 30th September 2023, presented before us by the management of Sankalp Infraheights Private Limited.

Cost calculation of Real Estate Project The index situated at Plot No. 251/G-2, Pratap Nagar, Jaipur - 302033, having RERA Registration Number RAJ/P/2021/1644:

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 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 	29,25,75,343	29,25,75,343
	Sub-Total of LAND COST 1 (A)	29,25,75,343	29,25,75,343
	(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, 	60,00,00,000	17,26,08,868
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.		17,26,08,868
	Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered).		
	(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.		43,03,383
	b Payment of Taxes, cess, fees, charges, Approval cost for construction etc. premiums, interest etc. to any statutory Authority.		2,09,20,704



	Principal sum and interest payable to financial institutions, scheduled		
ba	nks, non-banking financial institution (NBFC) or money lenders on		83,51,748
со	nstruction funding or money borrowed for construction &Project.		
	Sub-Total of Development Cost 1(B)	60,00,00,000	20,63,84,703
2.	Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column.	89,25,	75,343
3.	Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column.		
4.	Percentage completion of construction work (as per Project Engineer's Certificate)		
5.	Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.		
6.	Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost	23.12% 49,89,60,046	
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)		
8.	•	43,12,	01,838
9.	Net Amount which can be withdrawn from the Separate Bank Account under this certificate.	6,77,5	58,208

This certificate is being issued for the Project THE INDEX (RERA registration No. RAJ/P/2021/1644) 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: 23422060BGYKBB5755

Name: Mudit Agarwal

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

Date: 14-10-2023