

# A M P & CO.

Chartered Accountants



FRN :- 019784C

H.O.:- Plot No. B-9, Dwarikapuri, Jamna Lal Bajaj Marg, C - Scheme, Jaipur - 302001.

B.O.:- 10 Dwarikapuri Jamna Lal Bajaj Marg, C - Scheme, Jaipur - 302001.

Phones: - +919829018557, +918741083098, +919460784849, +918302603545  
Email: - chartermanish@hotmail.com, info@ampindia.in

Ref: - 24 - 25/061

Date: - 12.07.2024

## CERTIFICATE

COST CALCULATION OF REAL ESTATE PROJECT : - THE ELEGANT

RERA REGISTRATION NUMBER : - RAJ/P/2023/2661

SR. NO.	PARTICULARS		Amount (Rs.)	
			Estimated	Incurred
(1)	(2)		(3)	(4)
(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	1,55,00,000.00	1,68.64,300.00
	(iii)	Incidental Cost Related To Acquisition Of Land Such Stamp Duty, Brokerage Settlement Costs Of Litigation, Premium Paid To Government Authorities Related To Land,	-----	3,37,578.00
	(iv)	Interest On Finance For Purchase Of Land,	-----	-----
	(v)	Litigation Cost Incurred For Land Acquisition,	-----	-----
	(vi)	Property And Other Taxes, Fees, Premiums Paid.	-----	-----
		<b>SUB - TOTAL OF LAND COST (A)</b>	<b>1,55,00,000.00</b>	<b>1,72,01,878.00</b>
	(B)	DEVELOPMENT COST / COST OF CONSTRUCTION :		
	(a)(i)	Total Cost Incurred By Promoter Towards The Onsite Expenditure For Physical Development Of The Project,	-----	2,24,05,288.00
	(ii)	Fees Payable To The Architect, Consultants, Project Manager/ Staff Including Engineers, Marketing Agents,	-----	4,06,958.00
		Actual Cost Of Construction Incurred As Per Book Of Accounts As Verified By The CA.	-----	-----
		<b>Note: (For Adding To Total Cost Of Construction Incurred, Minimum Of (i) Or (ii) Is To Be Considered)</b>		



Contd...



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(iii)	On -Site Expenditure For Development Of Entire Projects (Excluding Cost Of Construction As Per (i) Or (ii) Above), I.E. Salaries, Consultants Fees, Site Overheads, Development Works, Costs Of Services (Including Water, Electricity, Sewerage, Drainage, Layout Roads Etc), Cost Of Machinery And Equipment Including Its Hire And Maintenance Costs, Consumables Etc. All Costs Directly Incurred To Complete The Construction Of The Entire Phase Of The Projects Registered.	4,50,00,000.00	2,94,741.00
(b)	Payment Of Taxes, Cess, Fees, Charges, Approval Cost For Construction Etc. Premiums, Interest Etc. To Any Statutory Authority.	-----	28,47,074.00
(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 And Project.	-----	-----
	<b>SUB - TOTAL OF DEVELOPMENT COST (B)</b>	4,50,00,000.00	2,59,54,061.00
(2)	<b>Total Estimated Cost Of The Real Estate Project [1(A) + 1(B)] Of Estimated Column</b>	6,05,00,000.00	
(3)	Total Cost Incurred Of The Real Estate Project [1(A) + 1(B)] Of Incurred Column	-----	4,31,55,939.00
(4)	Percentage Completion Construction Work (As Per Project Architect's Certificate)	(As Per Project Architect's Certificate enclosed with this Certificate)	
(5)	Percentage Of The Cost Incurred On Land Cost To The Total Estimated Cost.	-----	28.43%
(6)	Percentage Of The Cost Incurred On Construction Cost To The Total Estimated Cost.	-----	42.90%
(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)	-----	4,31,55,939.00
(8)	Less: Amount Withdrawn Till Date Of This Certificate As Per The Books Of Accounts And Bank Statement.	-----	-----
(9)	Net Amount Which Can Be Withdrawn From The Separate Bank Account Under This Certificate.	-----	4,31,55,939.00



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This certificate is being issued for the Project **THE ELEGANT** (RERA Registration No **RAJ/P/2023/2661**) 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 upto 30.06.2024 and explanations provided to me by the management of the Promoter.

**Unique Document Identification Number (UDIN) For This Document Is 24077955BKAUDR7061**

FOR A M P & CO.

Chartered Accountants

FRN: - 019784C

(Manish Mehta)

MNo. 077955



Place: - Jaipur