



# MACHIWAL ROHIT & ASSOCIATES

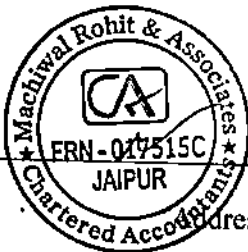
CHARTERED ACCOUNTANT

FRN 017515C

## CERTIFICATION FOR ELIGIBILITY OF WITHDRAWAL UNDER RERA, 2016 AS ON 31.03.2023

It is hereby certified that the promoter, Green Buildestate Private Limited, having its corporate office at Crystal Palm, 4th Floor, 22 Godam Circle, C-Scheme, Jaipur – 302001 and its project **Mahima's Shubh Nilay Phase-II "Villas"** situated at Khasra No. 129, 130, 131, 132, 133, 134, 135, 136, 137, 141, 142, 142/239, 282/138, Village Chimanpura, Tehsil Sanganer, District Jaipur (Rajasthan), Pincode 302028, 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/2020/1319 |                                                                                                                                                                                       |                         |                        |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------|
| 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 | 5,19,88,421.31          | 5,31,88,161.47         |
|                                            | (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.                                                                                                                                   |                         |                        |
|                                            | <b>Sub-Total of land Cost</b>                                                                                                                                                         | <b>5,19,88,421.31</b>   | <b>5,31,88,161.47</b>  |
|                                            | <b>(B) Development cost/Cost of construction:</b>                                                                                                                                     |                         |                        |



Address: A-85a, L. S. Nagar, Naya Khera, Vidhyadhar Nagar, Jaipur-302039.

Contact No: 9983049040

Email: ca.rohitkumawat@Gmail.com

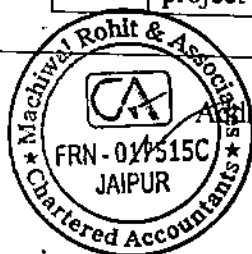


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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|
| <p>(a)(i) Total Cost incurred by promoter towards the onsite 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 CA.</p> <p>Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered).</p> <p>(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.</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 institutions (NBFC) or money lenders on construction funding or money borrowed for construction and project.</p> | 42,00,00,000.00 | 22,95,58,287.43 |
| <b>Sub-Total of Development cost</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 42,00,00,000.00 | 22,95,58,287.43 |
| 2. Total estimated cost of the real estate project (1(A) + 1(B)) of estimated column.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 | 47,19,88,421.31 |
| 3. Total cost incurred of the real estate project (1(A) + 1(B)) of incurred column.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 | 28,27,46,448.90 |



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|                                                                                                                                                                                                |                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 4. Percentage completion of construction work (as per project Architect's Certificate)                                                                                                         | -               |
| 5. Percentage of the cost incurred on land cost to the total estimated cost                                                                                                                    | 11.27%          |
| 6. Percentage of the cost incurred on construction cost to the total estimated cost                                                                                                            | 48.64%          |
| 7. Amount which can be withdrawn from the separate account (to be calculated as below)<br>Total estimated cost (item 2 above) x total percentage of cost incurred (as mentioned in item 5 & 6) | 28,27,46,448.90 |
| 8. Less: Amount withdrawn till date of this certificate as per the books of account and bank statement.                                                                                        | 27,65,42,631.40 |
| 9. Net amount which can be withdrawn from the separate bank account under this certificate                                                                                                     | 62,03,817.50    |

This certificate is being issued for the project Mahima's Shubh Nilay Phase-II "Villas" having RERA registration number RAJ/P/2020/1319 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 Machiwal Rohit & Associates

*Rohit*

(CA. Rohit Kumawat)

M.No. 414297

UDIN: 23414297BGPWCN6663

Place: Jaipur

Date- 27.04.2023



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