CERTIFICATE FORM R-3

Under Regulation 3(4) Rajasthan RERA Rules, 2017

Cost calculation of Real Estate Project **Raghukul Dharohar** situated at Khasra No./ Plot No. Khasra No./ Plot No.885/857, 884/857, 876/689, 877/689, 880/854, 881/854, 883/855, 882/855, 879/690, 878/690, 886/858, 887/858, 892/688, Village- Kishanpura Urf Khatipura , Jaipur - 303904 (Rajasthan), dated 31-12-2024 having RERA Registration Number RAJ/P/2024/3435:

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 	6,70,00,000	5,51,21,221
	Sub-Total of LAND COST 1 (A)	6,70,00,000	5,51,21,221
	 (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, 	7,50,00,000	17,36,606
	(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). (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.		17,36,606 -
	 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 institution (NBFC) or money lend construction funding or money borrowed for construction &Projec			
Sub-Total of Development Cost 1(B)	7,50,00,000 17,36	,606	
 Total Estimated Cost of the Real Estate Project [1(A) + 100 Estimated Column. 	(B)] of 14,20,00,000		
 Total Cost Incurred of the Real Estate Project [1(A) + 1(Incurred Column. 	(B)] of 5,68,57,827	5,68,57,827	
 Percentage completion of construction work (as per F Engineer's Certificate) 	Project 0.00%	0.00%	
 Percentage of the Cost incurred on Land Cost to the Total Esti Cost. 	imated 38.82%	38.82%	
Percentage of the Cost incurred on Construction Cost to the Estimated Cost	e Total 1.22%	1.22%	
7. Amount which can be withdrawn from the separate account calculated as below). Total Estimated cost (item 2 above) appropriate percentage of cost incurred (as mentioned at item 5 & 6)		5,68,57,827	
8. Less: Amount withdrawn till date of this certificate as per the of Accounts and Bank Statement.	e Books -		
Net Amount which can be withdrawn from the Separate Account under this certificate.	e Bank 5,68,57,827		

This certificate is being issued for the Project **Raghukul Dharohar** (RERA registration No. RAJ/P/2024/3435) 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: 25422060BMHQAL7349

Name: Agarwal Mudit & Associates

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

Date: 01-01-2025