

प्रभावी दिनांक : 01/04/2023

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN
Sub-Registrar : KALWAR

Print Date : 26/03/2024

Time: 7:41:14AM

List of Urban Colonies with DLC Rate

District: JAIPUR

SNo	Colony Name	Category	Exterior(₹)	Interior(₹)	Unit
-----	-------------	----------	-------------	-------------	------

Zone->Area PM Bidayaka

प०म० बिन्दायका

1 Mukandpura

मुकन्दपुरा



R	2680	2412	Sq Mtr
C	9378	8484	Sq Mtr

R - Residential, C - Commercial, A - Agriculture, I - Industrial, In - Institutional, Cx - Complex,
Fh - Farm House, M - Mining, G - Godown, Rt - Resort, F - Firm

Page No. 1

(In case of Purchase through Sale Deed)				
Heads	Estimated Land Cost(I Rs.) at the time of Registration	Current Estimated Land Cost (in Rs.) (If Revised)	Proposed Estimated Land Cost(in Rs.)	
1. DLC/ As per Indexation (Whichever is Higher)	1,24,88,914	-	4,91,45,840 (As DLC is higher)	
				18338*2680
			* Calculation As per DLC (Total Project Area x DLC Rate per Sq. Mtr.	4,91,45,840
			* Calculation As per indexation (Estimated Land Cost at the time of registration x Index of FY 2024-25/Index of FY 2014- 15.	12488914*363/240
				1,88,89,482
2. Additional Cost				
a) Incidental Cost related to acquisition of land such as stamp duty, brokerage, settlement cost of litigation , premiums paid to government authorities related to land Rs.				
b) Litigation Cost incurred for land Rs.	-	-	-	-
c) Interest on finance for purchase of land, Property and other taxes, fees, premium paid Rs.				
Total	1,24,88,914		4,91,45,840	

प्रभावी दिनांक : 01/04/2023

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN
Sub-Registrar : KALWAR

Print Date : 26/03/2024

Time: 7:41:14AM

List of Urban Colonies with DLC Rate

District: JAIPUR

SNo	Colony Name	Category	Exterior(₹)	Interior(₹)	Unit
Zone->Area PM Bidayaka					
प०म० बिन्दायका					
1	Mukandpura	R	2680	2412	Sq Mtr
	मुकन्दपुरा	C	9378	8484	Sq Mtr

R - Residential, C - Commercial, A - Agriculture, I - Industrial, In - Institutional, Cx - Complex,
Fh - Farm House, M - Mining, G - Godown, Rt - Resort, F - Firm

Page No. 1

Sl.	F.Y.	Index		Sl.	F.Y.	Index
1	2001-02	100		13	2013-14	220
2	2002-03	105		14	2014-15	240
3	2003-04	109		15	2015-16	254
4	2004-05	113		16	2016-17	264
5	2005-06	117		17	2017-18	272
6	2006-07	122		18	2018-19	280
7	2007-08	129		19	2019-20	289
8	2008-09	137		20	2020-21	301
9	2009-10	148		21	2021-22	317
10	2010-11	167		22	2022-23	331
11	2011-12	184		23	2023-24	348
12	2012-13	200		24	2024-25	363

	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 & Project.		-
	Sub-Total of Development Cost 1(B)	7,00,00,000	2,99,56,184
	2. Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column.	11,91,45,840	
	3. Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column.	7,91,02,024	
	4. Percentage completion of construction work (as per Project Engineer's Certificate)	50.00%	
	5. Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.	41.25%	
	6. Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost	25.14%	
	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)	7,91,02,024	
	8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	1,95,52,721	
	9. Net Amount which can be withdrawn from the Separate Bank Account under this certificate.	5,95,49,303	

This certificate is being issued for the Project Shree Krishna Vihar (RERA registration No. RAJ/P/2023/2831) 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

Name: Agarwal Mudit & Associates

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

Date: 11-06-2024