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| प्रभावी दिनांक : | 01/04/2023                    | Government of Rajasthan<br>REGISTRATION & STAMPS DEPARTMENT, RAJ<br>Sub-Registrar : KALWAR | ASTHAN   | Print D<br>Time: | ate : 26/03<br>7:41: | /2024  |
|------------------|-------------------------------|--|----------|------------------|----------------------|--------|
| District:        | JAIPUR                        | List of Urban Colonies with DLC Rate   |          | rine.            | 7.41.                |        |
| SNo C            | olony Name                    |  | Category | Exterior(₹)      | Interior(₹)          | Unit   |
| Zone->Area       | PM Bidayaka<br>प॰म॰ बिल्दायका |  |          |                  |                      |        |
| 1 Mukan          | dpura                         | WILL BRAN STER   | R        | 2680             | 2412                 | Sq Mtr |
| मुकन्दर          | पुरा                          | HALL BIAUT (HARA)  | с        | 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



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| (In case of Pur   | chase through Sale Deed)   |   |  |                  |
|---|--|---|--|------------------|
|   | Estimated Land Cost(I  | Current Estimated                             |  |                  |
|   | Rs.) at the time of  | Land Cost (in Rs.) (If                        | Proposed Estimated I   | and Cost(in Rs.) |
| Heads   | Registration   | <u>Revised)</u>                               |  |                  |
| 1. DLC/ As per Indexation (Whichever is Higher)   | 1,24,88,914  | -   | 4,91,45,840 (As D  | LC is higher)    |
|   |  |   |  | 18338*2680       |
|   | * Calculation As per DLC<br>(Total Project Area x DLC<br>Rate per Sq. Mtr. |   | 4,91,45,840  |                  |
|   |  | * Calculation As per<br>indexation (Estimated |  | 12488914*363/240 |
|   |  |   | Land Cost at the time of<br>registration x Index of FY<br>2024-25/Index of FY 2014-<br>15. | 1,88,89,482      |
| 2. Additional Cost  |  |   |  |                  |
| <ul> <li>a) Incidental Cost related to acquisition of land such as stamp duty,<br/>brokerage, settlement cost of litigation, premiums paid to government<br/>authorities related to land Rs.</li> </ul> |  |   |  |                  |
| b) Litigation Cost incurred for land Rs.  | -  | -   | -  | -                |
| <ul> <li>c) Interest on finance for purchase of land, Property and other taxes,<br/>fees, premium paid Rs.</li> </ul>   |  |   |  |                  |
| Total   | 1,24,88,914  |   | 4,91,45,8  | 840              |

| प्रभावी दिनांक : 01/04/2023 |                | Government of Rajasthan<br>REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN<br>Sub-Registrar : KALWAR |          | Print D     |             | 26/03/2024 |  |
|-----------------------------|----------------|--|----------|-------------|-------------|------------|--|
| District:                   | JAIPUR         | List of Urban Colonies with DLC Rate   |          | Time:       | 7:41:1      | 4AM        |  |
| SNo                         | Colony Name    |  | Category | Exterior(₹) | Interior(₹) | Unit       |  |
| one->Are                    | a PM Bidayaka  |  |          |             |             |            |  |
|                             | प॰म॰ बिन्दायका |  |          |             |             |            |  |
| Muka                        | ndpura         |  | R        | 2680        | 2412        | Sq M       |  |
| मुकन्द                      | ःपुरा          |  |          |             |             |            |  |
|                             |                |  | С        | 9378        | 8484        | Sq M       |  |

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

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| SI. | F.Y.    | Index | SI. | 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   |

## CERTIFICATE FORM R-3 Under Regulation 3(4) Rajasthan RERA Rules, 2017

We have gone through, the books of accounts of Shri Gargi Buildhome Private Limited situated at AB-350, Nirman Nagar, Ajmer Road, Jaipur Rajasthan- 302019, for the period ended 31st May 2024, presented before us by the management of Shri Gargi Buildhome Private Limited.

Cost calculation of Real Estate Project Shree Krishna Vihar situated at Khasra No./ Plot No. 97,98 , Village-Mukundpura , , Jaipur - 302026 (Rajasthan) having RERA Registration Number RAJ/P/2023/2831:

| Sr.<br>No | Particulars  | Estimated<br>Amount in Rs | Incurred<br>amount<br>in Rs. |
|-----------|--|---------------------------|------------------------------|
| (1)       | (2)  | (3)                       | (4)                          |
| 1         | <ul> <li>1 (A) Land Cost</li> <li>(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,</li> <li>(ii.) amount paid to land owner,</li> <li>(iii.) incidental costs related to acquisition of land such as stamp duty,</li> </ul>   | 4 01 45 040               | 4 04 45 040                  |
|           | brokerage, settlement costs of litigation, premiums paid to<br>government authorities related to land,<br>(iv.) interest on finance for purchase of land,<br>(v.) litigation costs incurred for land acquisition,<br>(vi.) Property and other taxes, fees, premiums paid   | 4,91,45,840               | 4,91,45,840                  |
|           | Sub-Total of LAND COST 1 (A)   | 4,91,45,840               | 4,91,45,840                  |
|           | <ul> <li>(B) Development Cost/ Cost of Construction:</li> <li>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,</li> </ul>  | 7,00,00,000               | 2,99,56,184                  |
|           | <ul> <li>(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.</li> <li>Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered).</li> <li>(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.</li> <li>b Payment of Taxes, cess, fees, charges, Approval cost for construction etc premiums interest etc to any statutory Authority.</li> </ul> |                           | 2,99,56,184<br>-             |
|           | etc. premiums, interest etc. to any statutory Authority.   |                           |                              |



| ba | Principal sum and interest payable to financial institutions, scheduled<br>anks, non-banking financial institution (NBFC) or money lenders on<br>onstruction 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.   | 7,91,0      | 02,024      |
| 4. | Percentage completion of construction work (as per Project<br>Engineer's Certificate)  | 50.0        | 00%         |
| 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   |             |             |
| 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. |  | 1,95,5      | 52,721      |
| 9. | Net Amount which can be withdrawn from the Separate Bank Account under this certificate.   | 5,95,4      | 19,303      |

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