P.C. Modi Co
Chartered Accountants

"SHREEDHAM", R-20,
Yudhister Marg, C-Scheme,
JaipurRajasthan- 302005

FORM R-3
(As per Regulation 3(4))

CERTIFICATE

Cost calculation of Real Estate Project ***Saavyas***
RERA registration Number **RAJ/P/2017/186.**
Due date of Completion: **April 30, 2023 (after extension)**

(All Figures in Crores)

Sr. No.	Particulars	Estimated Amount in ₹	Incurred Amount in ₹
(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,	5.32	5.32
	(iii) incidental costs realted to acquisition of land such as stamp duty, brokerage settlement cost of litigaton, premium paid to governement authorities related to land,	0.11	0.11
	(iv) interest on finance for purchase of land,	-	-
	(v) litigation cost incurred for land acquisition,	-	-
	(vi) property and other taxes, fees, premiums paid.	-	-
	Sub Total of LAND COST	**5.43**	**5.43**

P.C. MODI & CO. * CA FRN 000239C JAIPUR Chartered Accountants *

	(B) Development Cost/ Cost of Construction (a) (i) Total Cost Incurred by promoter towards the onsite expenditure for physical development of the project, (ii) Fees payable to the architects, consultants, projects manager/staff including engineers, marketing agents, Actual Cost of construction incurred as per books of accounts as verified by a Chartered Accountant. Note: (For Adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered). (iii) project(excluding cost of Construction as per (i) & (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 (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 institutions(NBFC) or money lenders on construction fundingor money borrowed for construction & Project.	27.34	25.45
	Sub-Total of Development Cost	**27.34**	**25.45**

P.C. MODI & CO.
FRN 000239C
JAIPUR
Chartered Accountants

2	Total Estimated Cost of th Real Estate Project [1(A)+(B)] of Estimated Column.	32.77
3	Total Cost Incurred of th Real Estate Project [1(A)+(B)] of Incurred Column.	30.88
4	Percentage completion of Construction work (as per Project Architect's Cerrtificate.	**As per Certificate attached**
5	Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.	**16.56**
6	Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.	**77.68**
7	Amount which can be withdrawn from the separate Account. (to be calculated as below) Total Estimated Cost (item 2 above) * total percentage of cost incurred(as mentioned at item 5 & 6).	**30.88**
8	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	**26.27**
9	Net Amount which can be withdrawn from the separate Bank Account under this certificate	**4.61**

This certificate is being issued for the project ***Saavyas*** (RERA Registration No **RAJ/P/2017/186**) in compliance of the proivsions of Section 4(2)(1)(D) of the act and is based on records and documents produced before me and explanations provided to me by the management of the promoter. Further, the cost of completion of project as per management's projection is estimated to be around 40 Crores against which no application has been submitted by developer. Accordingly % of completion as per the formula would be 77.20% (being land share 13.57% and construction share of 63.63%. The developers has applied for partial completion certificate to authorities to enable the customers to take possession of the flats.

Yours Faithfully

Anirudh Singh
(Partner)
(M No: 418686)

25 April 2023

P.C. Modi & Co
Chartered Accountants
FRN :000239C
F-01-02, "SHREEDHAM"
R-20, Yudhister Marg
C-Scheme, Jaipur -302005.
caanirudhsingh@gmail.com
+91-99291-24723
UDIN: 23418686BGWOLR2852