



**FORM R-3**  
**[See Regulation 3(4)]**  
**CERTIFICATE BY CHARTERED ACCOUNTANT**  
**Cost calculation of Real Estate Project "SITARAM ENCLAVE"**  
**Developed by Mr. HEMANT KUMAR**  
**RERA Registration Number - RAJ/P/2024/3037**

Sr. No.	Particulars	Estimated Amount in Rs.	Incurred amount in Rs.
(1)	(2)	(3)	(4)
1	<p>1. (A) Land Cost:</p> <p>(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,</p> <p>(ii) Amount paid to land owner (Cost of Land determined as per DLC rate as on date of registration and taken from RERA Website - <a href="https://rera.rajasthan.gov.in/">https://rera.rajasthan.gov.in/</a>)</p> <p>(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,</p> <p>(iv) Interest on finance for purchase of land</p> <p>(v) litigation costs incurred for land acquisition,</p> <p>(vi) Property and other taxes, fees, premium paid.</p>	<p>2,28,00,000/-</p> <p>Nil</p> <p>Nil</p> <p>Nil</p> <p>Nil</p>	<p>2,26,97,568/-</p> <p>Nil</p> <p>Nil</p> <p>Nil</p> <p>Nil</p>
	<b>Sub-Total of LAND COST</b>	<b>2,28,00,000/-</b>	<b>2,26,97,568/-</b>



	(B)Development Cost/Cost of construction:  (a)(i) Total cost incurred by promoter towards the onsite expenditure for physical development of the project. Fees payable to the architects, consultants, project manager/staff including engineers, marketing agents, (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA. <b>Note:</b> (for adding to the total cost of construction incurred), minimum of (i) of (ii) is to be considered).	1,80,00,000/-	99,15,631/-
	Sub-Total of Development Cost	<b>1,80,00,000/-</b>	<b>99,15,631/-</b>
	2. Total Estimated Cost of the Real Estate Project [1(A) + 1 (B)] of Estimated Column.	<b>Rs. 4,08,00,000/-</b>	
	3. Total Cost incurred of the Real Estate Project [1(A) + 1 (B)] of Incurred Column.	<b>Rs. 3,26,13,199/-</b>	
	4. Percentage completion of Construction work (as per Project Architect's Certificate).	<b>40.00%</b>	
	5. Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.	<b>55.63%</b>	
	6. Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.	<b>24.30%</b>	
	7. Amount which can be withdrawn from the Separate Account. (to be calculated as below)	<b>Rs. 3,26,13,199/-</b>	
	Total Estimated Cost (item 2 above) x total percentage of cost incurred (as mentioned at item 5 & 6)		



	8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	<b>Rs. 1,94,64,331/-</b>
	9. Net Amount which can be withdrawn from the Separate Bank Account under this certificate.	<b>Rs. 1,31,48,868/-</b>

This certificate is being issued for the Project **"SITARAM ENCLAVE"** (RERA Registration No. **RAJ/P/2024/3037**) 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.

Yours Faithfully,

**For NAVIN KUMAR KHANDELWAL AND ASSOCIATES**  
Chartered Accountants  
**FRN-031801C**



**NAVIN KUMAR KHANDELWAL**  
Proprietor  
M. No.-439452

**UDIN:**

Place: Jaipur  
Date-30/09/2024