CERTIFICATE FORM R-3

Under Regulation 3(4) Rajasthan RERA Rules, 2017

Cost calculation of Real Estate Project **Tirupati City** situated at Khasra No. 237/8, 243/2 , Village- Nandra Kallan , Jodhpur - 342015 (Rajasthan), dated 31-12-2024 having RERA Registration Number RAJ/P/2024/3226:

Sr. No	Particulars	Estimated Amount in Rs	Incurred amount in Rs.
(1)	(2)	(3)	(4)
1	(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	1,32,00,000	1,32,00,000
	Sub-Total of LAND COST 1 (A)	1,32,00,000	1,32,00,000
	(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	3,00,00,000	34,02,210
	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.		34,02,210
	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.		-
	b Payment of Taxes, cess, fees, charges, Approval cost for construction etc. premiums, interest etc. to any statutory Authority.		40,67,312
	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)	3,00,00,000	74,69,522.00



 Total Estimated Cost of the Real E Estimated Column. 	Estate Project [1(A) + 1(B)] of	4,32,00,000
 Total Cost Incurred of the Real E Incurred Column. 	state Project [1(A) + 1(B)] of	2,06,69,522
 Percentage completion of construence Engineer's Certificate) 	uction work (as per Project	50.00%
 Percentage of the Cost incurred on La Cost. 	and Cost to the Total Estimated	30.55%
6. Percentage of the Cost incurred on	Construction Cost to the Total	17.29%
Estimated Cost Amount which can be withdrawn from the calculated as below). Total Estimated percentage of cost incurred (as mention) 	2,06,69,522	
Less: Amount withdrawn till date of of Accounts and Bank Statement.	-	
 Net Amount which can be withdred Account under this certificate. 	awn from the Separate Bank	2,06,69,522

This certificate is being issued for the Project Tirupati City (RERA registration No. RAJ/P/2024/3226) 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: 25422060BMHQAO2993

Name: Agarwal Mudit & Associates

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

Date: 16-01-2025