

FORM- R3

[See Regulation 11(3)(i)(c)]

CERTIFICATE BY CHARTERED ACCOUNTANT

(To be uploaded by the Promoter on his webpage on the RERA website before

Withdrawal of money from RERA Retention Account)

Cost calculation of Real Estate Project **RAM NAGAR SPECIAL**

RERA Registration Number **RAJ/P/2024/3446**

Sr No.	Particulars	Estimated Amount in Rs.	Incurred Amount As on 30- 09-2025 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,</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, premiums paid.</p>	7,18,38,315/-	0.00/-
	Sub – Total of LAND COST	7,18,38,315/-	0.00/-

	<p>(B) Development Cost/ cost of construction:</p> <p>(a) (i) Estimated Cost of Construction as Certified by Engineer.</p> <p>(ii) Actual Cost of construction incurred as per the books of accounts as verified by the C.A.</p> <p>Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered).</p> <p>(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, 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 of the project registered.</p> <p>b. Payment of Taxes, cess, fess, charges, approval cost for construction etc. Premiums, interest etc. to any Statutory Authority.</p> <p>c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction & project.</p>	5,54,89,000/-	<p>0.00/-</p> <p>0.00/-</p> <p>0.00/-</p>
	Sub - Total of Development Cost	5,54,89,000/-	0.00/-
	<p>2. Total estimated cost of the Real Estate Project [1(A) + 1(B)] of Estimated column.</p> <p>3. Total cost incurred of the Real Estate Project [1(A) + 1(B)] of incurred column.</p> <p>4. Percentage completion of construction work (as per project Architect's certificate)</p> <p>5. Percentage of the cost incurred on land cost to the Total Estimated Cost.</p> <p>6. Percentage of the cost incurred on construction cost to the Total Estimated Cost.</p>	<p>Rs 12,73,27,315/-</p> <p>Rs 0.00/-</p> <p>38.33%</p> <p>0.00%</p> <p>0.00%</p>	

	<p>7. Amount which can be withdrawn from the RERA Retention Account. (to be calculated as below)</p> <p>Total Estimated Cost (item 2 above) total percentage of cost incurred (as mentioned at time 5 & 6)</p>	Rs 0.00/-
	<p>8. Less: amount withdrawn till date of this certificate as per the books of accounts and bank statement since inception of the project (This shall also include 70% of the amounts already realized till date and not provided in the Separate Bank Account).</p> <p>9. Net amount which can be withdrawn from the separate bank account under this certificate.</p>	<p>Rs 90,70,383/-</p> <p>Rs (90,70,383/-)</p>

Note:-

1. That since the project plotted development therefore only outer development will be done by the promoter that's why we have taken the whole development cost in point no. (iii). Further we have not mentioned any amount in point no (i).
2. This Certificate is being issued based in compliance of the provisions of section 4(2)(I)(D) of the Act based on the records and documents produced before me and the explanations provided to me by the management of the promoter.
3. This certificate has been provided on the basis of information and clarification given by the management of the promoter.
4. While considering and calculating percentage of completion of work and the cost incurred reliance has been placed on the certificate issued by the chartered Engineer and the project Architect of the project and declaration given by management or other available records.
5. This Certificate is being issued based in compliance of the provisions of section 4(2)(I)(D) of the Act based on the records and documents produced before me and the explanations provided to me by the management of the promoter and promoter shall be responsible for any penal liability in this respect.

6. The management of the promoter has declared that the Fixed Deposits made (if any) from the amount lying in separate bank account has been credited back to the same separate bank account or different bank account from which it has been made.
7. The promoter has declared that the expenses of the scheme are incurred from different accounts which cannot be ascertained and the same was taken as declared and confirmed by the management of the promoter.

This certificate has been issued at the request of the management of the promoter. Above information has been certifying on the Basis of Information and explanation given to me and records made available to me.

This certificate is being issued for the project **RAM NAGAR SPECIAL** (RERA Registration No **RAJ/P/2024/3446**) 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 Rajat V Agarwal & Associates
Chartered Accountants
Firm Reg. No.: 023019C

Rajat
Agarwal

Digitally signed
by Rajat Agarwal
Date: 2025.11.20
17:44:23 +05'30'

CA Rajat Agarwal
Proprietor
Membership No.: 435533
UDIN: **25435533BMIYWJ1436**
Date: 20-11-2025