



Form R-3

[See Regulation 3(4)]

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost calculation of Real Estate Project: **ASTHA PRIME**

RERA Registration Number: **RAJ/P/2025/3586**

Certificate No.: **PAC/RAJ/RERA/NEHA/163**

S.No.	Particulars	Estimated Amount in Rs.	Incurred Amount in Rs.
1.A	Land cost as per rule		
	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 paid to land owner.	-	-
(i)			
(ii)	amount paid to land owner,	11,800,000	11,800,000
	Incidental costs related to acquisition of land such as stamp duty, brokerage, settlement costs of litigation, premiums paid to government authorities related to land.	-	-
(iii)			
(iv)	interest in finance for purchase of land	-	-
(v)	litigation costs incurred for land acquisition	-	-
(vi)	property and other taxes, fees, premium paid	-	-
	Sub-Total of Land Cost	11,800,000	11,800,000
1.B	Development Cost/ Cost of Construction :	75,600,000	-
	Estimated Cost of Construction as certified by Engineer.		-
(i)			
	Actual Cost of construction incurred as per the books of accounts as verified by the CA. Note: (for adding total cost construction incurred, minimum of (i) or (ii) is to be considered.	-	34,438,461
(ii)			



(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 project registered.	-	14,971,769
(b)	Payment of taxes, cess, fees, charges, Approval cost for construction etc. premiums, interest etc, to any statutory Authority	-	4,108,422
(c)	Principal sum and interest payable to financial institution, schedule banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction & Project.	-	8,533,718
	Sub-Total of Development Cost	75,600,000	62,052,370
2	Total Estimated Cost of Real Estate Project [I(A) + I(B)] of Estimated Column		87,400,000
3	Total Cost Incurred of Real Estate Project [I(A) + I(B)] of Incurred Column		73,852,370
4	Percentage completion of construction work (as per Project Architect's Certificate)		-
5	Percentage of the cost incurred on land cost to the total estimated cost		13.50%
6	Percentage of the cost incurred on Construction Cost to the Total Estimated Cost		71.00%
7	Amount which can be withdrawn from the RERA Retention Account (to be calculated as below) Total Estimated Cost (item 2 above) x Total percentage of cost incurred (as mentioned at item 5 & 6)		73,852,370
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).		-
9	Net Amount which can be withdrawn from separate bank account under this certificate.		73,852,370



Praneti Agarwal and co.

Chartered Accountants

Total cost incurred of the Real Estate Project, as reported above, are up to 30.06.2025.

This certificate is being issued for the Project "**ASTHA PRIME**" (RERA registration no. **RAJ/P/2025/3586**) in compliance of the provisions of section 4(2)(I)(D) of the Act and is based on the unaudited books of accounts, records and documents produced before me and explanations provided to me by the management of the Promoter "**ASTHA REAL ESTATE**" for the period Quarter ended 30th June 2025.

Yours Faithfully,
For Praneti Agarwal and co
Chartered Accountants

CA Praneti Agarwal
Proprietor
M. No. 432257
Date: 17/07/2025
Place: Jaipur

UDIN: **25432257BMNYUR8654s**