



CA SAKSHI GUPTA

Chartered Accountants

Address: Choudhary Colony, Dausa-303303 Email: sakshigupta9412@gmail.com Cell: 9680351499

FORM R-3

Chartered Accountant Certificate

Cost calculation of Real Estate Project **The Urban Edge, Jaipur**

RERA Registration Number **RAJ/P/2024/3108**

Project cost incurred as on 31.03.2024

Sr. No.	Particulars	Estimated Amount In Rs.	Incurred Amount in Rs.
1.A	Land cost as per rule 5(1)		
i	For the purposes of sub-clause (D) of clause (I) of sub-section (2) of section 4, the land cost shall be the cost incurred by the promoter whether as an outright purchase, lease charges etc. and includes,-	9225000	9225000
ii	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.	0	0
iii	Amount paid to land owner.	0	0
iv	Incidental costs related to acquisition of land such as stamp duty, brokerage, settlement costs of litigation, premiums paid to government authorities related to land.	812400	812400
v	Interest on finance for purchase of land.	0	0
vi	Litigation costs incurred for land acquisition.	0	0
vii	Property and other taxes, fees, premiums paid.	0	0
	Sub-Total of LAND COST	10037400	10037400
1.B	Development Cost/Construction Cost incurred	0	0
(a).i	Total cost incurred by promoter towards the on site expenditure for physical development of the project,	75000000	78234081
(a).ii	Fees payable to the architects, consultants, project managers/staff engineers, marketing agents, 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)	0	0
(a).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	2000000	3058427



(b)	Payment of Taxes, cess, fees, charges, Approval cost for construction etc. premiums, interest etc. to any statutory authority.	7000000	6832490
(c)	Principal sum and interest payable to financial institutions, schedule banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction and projects.	4000000	3062016
	Sub-Total of Development Cost	88000000	91187014
2	Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column	98037400	
3	Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column	101224414	
4	Percentage completion of Construction Work (as per Project Architect's Certificate)	NA	
5	Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.	100	
6	Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.	103.62	
7	Amount Which can be withdrawn from the Designated Account (Total Estimated Cost * Percentage of cost incurred)	NA	
8	Less: Amount withdrawn till date of this certificate as per the Books of accounts and bank statement	NA	
9	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	NA	

This certificate is being issued for the Project **The Urban Edge, Jaipur** (RERA Registration No. RAJ/P/2024/3108) in compliance of the provision of section 4 (2) (1) (D) of the Act for the total cost incurred as on 31.03.2024. This certificate is based on the records and documents produced before me by the management of M/s Parth Sarthi Construction.

For SAKSHI GUPTA
Chartered Accountants

Sakshi Gupta

CA SAKSHI GUPTA
(Proprietor)
M.No. 448058
Date: 26/02/2025
Place: Jaipur
UDIN: 25448058BMZWNF7023

