



**FORM R-3**  
**Chartered Accountant Certificate**  
 Cost calculation of Real Estate Project **NIRWANA HEIGHTS**  
 RERA Registration Number RAJ/P/2022/2236

<b>Sr. No.</b>	<b>Particulars</b>	<b>Estimated Amount in Rs. 31.03.2023</b>	<b>Incurred Amount in Rs. 31.03.2023</b>
<b>A</b>	<b>Land cost</b>		
<b>i</b>	For the purposes of sub-clause (D) of clause (l) 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, -	0.00	0.00
<b>ii</b>	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.	0.00	0.00
<b>iii</b>	Amount paid to landowner.	0.00	2,00,00,000.00
<b>iv</b>	Incidental costs related to acquisition of land such as stamp duty, brokerage, settlement costs of litigation, premiums paid to government authorities related to land.	0.00	17,60,300.00
<b>v</b>	Interest on finance for purchase of land.	0.00	0.00
<b>vi</b>	Litigation costs incurred for land acquisition.	0.00	0.00
<b>vii</b>	Property and other taxes, fees, premiums paid.	0.00	0.00
	<b>Sub-Total of LAND COST</b>	2,17,60,300.00	2,17,60,300.00
<b>B</b>	<b>Development Cost</b>		
<b>a.</b>	<b>(i)</b> Total cost incurred by promoter towards the onsite expenditure for physical development of the project,	7,96,00,000.00	4,62,09,309.00
	<b>(ii)</b> 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)	0.00	0.00



	<b>(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</b>	0.00	0.00
<b>(b)</b>	Payment of Taxes, cess, fees, charges, Approval cost for construction etc. premiums, interest etc. to any statutory authority.		0.00
<b>(c)</b>	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.		7,59,831.00
	<b>Sub-Total of Development Cost</b>	7,96,00,000.00	4,69,69,140.00
<b>2</b>	Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column		10,13,60,300.00
<b>3</b>	Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column		6,87,29,440.00
<b>4</b>	Percentage completion of Construction Work (as per Project Architect's Certificate)		As Per Architect's Certificate
<b>5</b>	Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.		21.47%
<b>6</b>	Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.		46.34%
<b>7</b>	Amount Which can be withdrawn from the Designated Account (Total Estimated Cost * Percentage of cost incurred)		6,87,29,440.00
<b>8</b>	Less: Amount withdrawn till date of this certificate as per the Books of accounts and bank statement		-
<b>9</b>	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		6,87,29,440.00



- a)** This Certificate is being issued for the project **NIRWANA HEIGHTS** (RERA Reg No. RAJ/P/2022/2236) in compliance of the provision of sec. 4(2) (1) (D) of the act and is based on the records and documents produced before me and explanation provided to me by the management of the promoter.
- b)** This certificate has been provided on the basis of information and clarification given by Management of the firm/Company "**SHREE BALAJI SUNSHINE BUILDERS.**" dated 31st March 2023.
- c)** While considering and calculating the % of completion of work and the cost incurred reliance has been placed on the Certificate issued by Somya-Kriti Architects and Shri Lokesh Wadhwa Chartered Engineer & Govt. Approved Valuer of the project and declaration given by Management.
- d)** That the management has declared that the information provided for the preparation of this certificate is correct and it shall be solely responsible for any penal liability in this respect.
- e)** Management has declared that out of the said designated account no money shall be spent for any other purpose other than the payment for construction cost and land cost of the project "**NIRWANA HEIGHTS**"

This certificate has been issued at the request of the management of the company. Above information has been certifying on the basis of information and explanation given to me and records made available with me.

**for S R N K & Associates**  
Chartered Accountants  
FRN – 031824C

**(CA. NITESH KUMAWAT)**

Partner  
M. No. 441485  
UDIN - 25441485BMIFGY1689  
Date: 28.02.2025  
Place: Jaipur