



**PANKAJ KUMAR JAIN**

Chartered Accountant

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**FORMR-3**

[see Regulation 3(4)]

**CERTIFICATE BY CHARTERED ACCOUNTANT**

Cost calculation of Real Estate Project : **THE NEW DOOR**

RERA Registration Number : **RAJ/P/2020/1276**

Sr #	Particulars	Estimated Amount	Incurred Amount
	(2)	(3)	(4)
1	<b>(A) Land Cost:</b> (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  (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.	₹ 35,000,000	₹ 34,662,621
	<b>Sub-Total of LAND COST</b>	₹ 35,000,000	₹ 34,662,621
	<b>(B) Development Cost/ Cost of Construction:</b> (a)(i) Total cost incurred by promoter towards the on site expenditure for physical development of the project,  (ii) Fees payable to the architects, consultants, project manager/staff including engineers, marketing agents (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) Payment of Taxes, cess, fees, charges, Approval cost for construction etc. premiums, interest etc. to any statutory Authority. (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.	₹ 540,000,000	₹ 449,429,093
	<b>Sub-Total of Development Cost</b>	₹ 540,000,000	₹ 449,429,093

2	Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column.	₹ 575,000,000.00
3	Total Cost Incurred of the Real Estate Project [1(A) + I (B)] of Incurred Column	₹ 484,091,714.00
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.	99.04%
6	Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.	83.23%
7	Amount which can be withdrawn from the Separate Account.	₹ 484,091,714.00
8	Less: Amount withdrawn till date of this certificate as per books of accounts and Bank Statements	₹ 491,785,560.00
9	<b>Net Amount which can be withdrawn from the Separate bank account under this certificate.(Annexure-A)</b>	<b>₹ 103,105,476.40</b>

This certificate is being issued for the project **THE NEW DOOR**, RERA Registration no. **RAJ/P/2020/1276** in compliance for the period upto **March 2023** of the provision of section 4(2)(1)(D) of the Act and is based on the records and documents provide before me and explanation provided to me by the management of the Promoter.

DATE: 17.04.2023  
PLACE: JAIPUR

Your Faithfully  
**PANKAJ KUMAR JAIN**  
 Digitally signed  
 by PANKAJ  
 KUMAR JAIN  
 Date: 2023.04.22  
 11:40:44 +05'30'  
 CA Pankaj Kumar Jain  
 Membership No: 429624  
**RERA/P/04/2023/049**  
**UDIN:23429624BGTHUK5015**

**THE NEW DOOR (RAJ/P/2020/1276)**

**Annexure -A**

<b>S. No.</b>	<b>Particulars</b>	<b>Amount</b>
1	Amount which can be withdrawn from the Separate Account. (Point No 7)	₹ 484,091,714
2	Less : Amount withdrawn till date of this certificate as per books of accounts and Bank Statements (Point No 8)	₹ 491,785,560
3	Add: Booking Cancellation till March 2023 added back	₹ 2,891,171
4	Add: 30% of the total receipts which was not under statutory obligation and wrongly collected in RERA Account.	₹ 107,908,151
<b>Net Amount which can be withdrawn from the Separate bank account under this certificate.(Point No. 9)</b>		<b>₹ 103,105,476</b>

Remark:

- 1- During the course of the project there are various cancellation which resulted in refund of the payment to the allottees. It is important to understand that the developer has exhausted his withdrawal limit for withdrawal of the sales consideration received from such booking. In the event of cancellation and refund of the booking it is justified to add back the quantum of expenditure which was exhausted initially.
- 2- As per section 4(2)(1)(D) of the Act the Promoter is required to transfer only 70% of the funds realised from the allottees of the real estate project into the RERA Designated Account. In the cases where the promoter has transferred more than 70% of the said funds then in that case it is only justified that withdrawal of such excess money deposited should not exhaust the withdrawal limit thus such withdrawal is added back in the total withdrawal limit.