

**CERTIFICATE
FORM R-3**

Under Regulation 3(4) Rajasthan RERA Rules, 2017

Cost calculation of Real Estate Project of Coral Colonizers (South-X Block-B, Khasra No. 294 (Part) , 295. 296 (Part), 297(Part), 786(Part) 792 (Part), 793, 1071/794(Part), 794(Part) Village Dhakadkhedi Kota Rajasthan 324008) Registered Office 2-A-8, Talwandi, Kota Rajasthan 324005 for the period ended 30th June 2025, having RERA Registration Number RAJ/P/2024/3388

Sr. No	Particulars	Estimated Amount in Rs	Incurring amount in Rs.
(1)	(2)	(3)	(4)
1	1 (A) Land Cost (i.) 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, (ii.) amount paid to land owner, (iii.) incidental costs related to acquisition of 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	14,00,00,000/-	93,85,000/-
	Sub-Total of LAND COST 1 (A)	14,00,00,000/-	93,85,000/-
	(B) Development Cost/ Cost of Construction: 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, services (including electricity, sewerage, layout roads etc.), cost of machineries and equipments 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	4,00,00,000/-	2,62,03,455/- 34,47,163/- 1,97,31,930/-





	institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction & Project.		
	Sub-Total of Development Cost 1(B)	4,00,00,000/-	4,93,82,548/-
	2. Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column.	18,00,00,000/-	
	3. Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column.	5,87,67,548/-	
	4. Percentage completion of construction work (as per Project Architect's Certificate)	123.45%	
	5. Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.	05.21%	
	6. Percentage of the Cost incurred on Construction Cost to the Total Estimated below)	27.43%	
	7. Amount which can be withdrawn from the separate account (to be calculated as below). Total Estimated cost (item 2 above) x total percentage of cost incurred (as mentioned at item 5 & 6)	5,87,67,548/-	
	8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	1,56,64,000/-	
	9. Net Amount which can be withdrawn from the Separate Bank Account under this certificate.	4,31,03,548/-	

This certificate is issued for the project South-X Block-B, Khasra No. 294 (Part) , 295. 296 (Part), 297(Part), 786(Part) 792 (Part), 793, 1071/794(Part), 794(Part) Village Dhakadhedi Kota Rajasthan 325001 Rajasthan 325001 in compliance of the provisions of section 4 (2) (1) (D) of the Act and is based on the records and documents produced before us and explanations provided to us by the Promoter.

Date: 29/07/2025



In Witness & Confirmation of facts
For : Shelendra Jain & Associates

Shelendra Jain

Shelendra Jain
(Proprietor)
Membership No 419813
Kota,
UDIN : 25419813BMKQXO3681

House No. 7-M-55, Mahaveer Nagar III,
Near Dandveer hanuman Mandir, Kota-324005
e-mail: j.shelendra@gmail.com