

FORM R-3  
[see Regulation3(4)]

**CERTIFICATE BY CHARTERED ACCOUNTANT**  
(to be uploaded by the Promoter on his webpage on the RERA website before  
withdrawal of money from separate account)

Cost calculation of Real Estate Project - Ridhi Sidhi Enclave - 7 Sector - 2 I Block

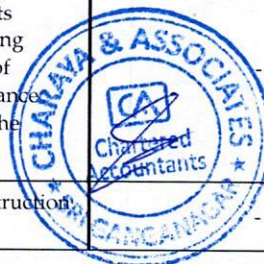
Promoter of Real Estate Project Mukesh Shah

RERA Registration Number - RAJ/P/2024/3310

This is to Certify that the position of cost estimated and incurred till **31st December 2024** is as under :

Based on records and documents produced before me and explanation provided to me by the management of the company : Mukesh Shah , I hereby certify that the amount of Rs. 62,30,776/- can be withdrawn from the separate bank account.

| Sr No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Estimated Amount<br>in Rs. | Incurred<br>Amount in Rs. |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------|
| (1)    | (2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | (3)                        | (4)                       |
| 1      | (A) Land Cost:                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                            |                           |
|        | (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,                                                                                                                                                                                                                                                                                      | 6,230,776                  | 6,230,776                 |
|        | (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.                                                                                                                                                                                                                                                                                                                                                                                                                             | -                          | -                         |
|        | <b>Sub-Total of LAND COST</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>6,230,776</b>           | <b>6,230,776</b>          |
|        | (B) Development Cost/ Cost of Construction:                                                                                                                                                                                                                                                                                                                                                                                                                                     |                            |                           |
|        | (a)(i) Total cost incurred by promoter towards the onsite expenditure for physical development of the project,                                                                                                                                                                                                                                                                                                                                                                  | 5,000,000                  | -                         |
|        | (ii) Fees payable to the architects, consultants, project manager/staff including engineers, marketing agents,<br>Actual Cost of construction incurred as per the books of accounts as verified by the CA.                                                                                                                                                                                                                                                                      | -                          | -                         |
|        | Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered).                                                                                                                                                                                                                                                                                                                                                                          | -                          | -                         |
|        | (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. | -                | -                |
|   | <b>Sub-Total of Development Cost</b>                                                                                                                                                                              | <b>5,000,000</b> | <b>-</b>         |
| 2 | Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column.                                                                                                                                |                  | 11,230,776       |
| 3 | Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column.                                                                                                                                  |                  | 6,230,776        |
| 4 | Percentage completion of construction work (as per Project Architect's Certificate)                                                                                                                               |                  | 0%               |
| 5 | Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.                                                                                                                                         |                  | 55%              |
| 6 | Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.                                                                                                                                 |                  | 0%               |
| 7 | Amount which can be withdrawn from the Separate Account. (to be calculated as below)<br>[Total Estimated Cost (item 2 above) x total percentage of cost incurred (as mentioned at item 5 & 6)]                    |                  | 6,230,776        |
| 8 | Less: Amount withdrawn till 31.12.2024 as per the Books of Accounts and Bank Statement.                                                                                                                           |                  | -                |
| 9 | <b>Net Amount which can be withdrawn from the Separate Bank Account under this certificate.</b>                                                                                                                   |                  | <b>6,230,776</b> |

**Note :-**

- (i) This certificate is being issued for the Project **Ridhi Sidhi Enclave - 7 Sector - 2 I BBlock (RERA Registration No RAJ/P/2024/3310)** in compliance of the provisions of section 4 (2) (1) (D) of the Act and is based on the records and documents produced before me and explanations provided to me by the management of the Promoter.
- (ii) This certificate has been provided on the basis of information and clarification given by the Management of the firm/company **"Mukesh Shah"** dated **31st December 2024**.
- (iii) While considering and calculating the % of completion of work and the cost incurred reliance has been placed on the Certificate issued by **Asian Building Associates through Ar. Parshu Ram Pandit**, Architect of the project and declaration given by the management.
- (iv) 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 and liability in this respect.
- (v) 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 the land cost of the project :- **"Ridhi Sidhi Enclave - 7 Sector - 2 I BBlock"**

This Certificate is being issued on the basis of unaudited provisional Balance Sheet and Profit & Loss Account as on 31st December, 2024 prepared by management, which has been prepared on the basis of trial balance as on 31st December, 2024. The books of accounts are subject to audit, amendments, corrections and final entries, if any.

Place:- Sri Ganganagar  
Date:- 19th-May-2025

For Charaya & Associates  
Chartered Accountants



(Sumit Charaya)  
Proprietor  
M.No. 515484  
PAN - AIDPC-9067-E  
FRN - 017816C  
UDIN :- 25515484BMKWUD7831