

FORM- R3

[See Regulation 11(3)(i)(c)]

CERTIFICATE BY CHARTERED ACCOUNTANT

Cost calculation of Real Estate Project: Shiv Residency-II (Block F)

RERA Registration Number: - **RAJ/P/2025/3579**

(1)	(2)	(3)	(4)
1	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, (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.	2,00,00,000	1,70,00,000
	Sub - Total of LAND COST	2,00,00,000	1,70,00,000



(B) Development Cost/ cost of construction: (a) (i) Estimated Cost of Construction as Certified by Engineer. (ii) Actual Cost of construction incurred as per the books of accounts as verified by the C.A. 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, fess, 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 institutions (NBFC) or money lenders on construction funding or money borrowed for construction & project.	2,25,00,000	0
Sub - Total of Development Cost	2,25,00,000	0



2. Total estimated cost of the Real Estate Project [1(A) + 1(B)] of Estimated column.		4,25,00,000
3. Total cost incurred of the Real Estate Project [1(A) + 1(B)] of incurred column.		1,70,00,000
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.		40.00%
6. Percentage of the cost incurred on construction cost to the Total Estimated Cost.		0.00%
7. Amount which can be withdrawn from the RERA Retention Account. (to be calculated as below)		1,70,00,000
Total Estimated Cost (item 2 above) total percentage of cost incurred (as mentioned at time 5 & 6)		
8. Less: amount withdrawn till date of this certificate as per the books of accounts and bank statement since inception of the project (This shall also include 70% of the amounts already realized till date and not provided in the Separate Bank Account).		0
9. Net amount which can be withdrawn from the separate bank account under this certificate.		1,70,00,000



- a) This certificate is being issued for the project **Shiv Residency-II (Block F)** (Registration Number: **RAJ/P/2025/3579**) 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.
- b) This certificate has been provided on the basis of information and clarification given by Sh. SATYA NARAYAN BERIWAL (Herein after referred as "Promoter"). Promoter has declared that the information provided for the preparation of this certificate is correct and he shall be solely responsible for any penal liability in this respect.
- c) While considering and calculating the % of completion of work and the cost incurred reliance has been placed on the Certificate issued by and Certified by Manoj Chaudhary-Civil Engineers and Mr Balram Choudhary Architect.
- d) This certificate has been issued at the request of promoter. Above information has been certifying on the basis of information and explanation given to me and records made available with me.
- e) This certificate has been provided on the basis of information and clarification given by Sh. SATYA NARAYAN BERIWAL.
- f) In the absence of any alternative reliable source, the cost incurred for the land has been considered as per DLC rates as notified by the Government of Rajasthan.

This certificate is not valid without a valid UIDIN (Unique Identification Number).

For A Agarwal & Co
Chartered Accountants
FRN. No. -031862C



CA. Anshul Agarwal
Proprietor

M.No.- 452068

UDIN:25452068BMIPDA7719

Certificate No. -AA/JPR/25-26/18

Date: - 27/06/2025

Place:- Jaipur

