

FORM R-3

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

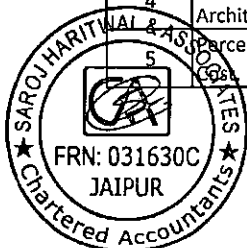
CERTIFICATE BY CHARTERED ACCOUNTANT

Cost calculation of Real Estate Project: Krishana Kunj II

RERA Registration Number: RAJ/P/2024/3149

Certification for Eligibility of Withdrawal Under RERA, 2016 as on 31.03.2025

Sr. No.	Particulars	Estimated Amount in Rs.	Incurred amount in Rs.
(1)	(2)	(3)	(4)
1.(A)	Land Cost	2,52,88,437.00	-
(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.	-	2,32,42,400.00
(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.*	-	20,46,037.00
(iv)	Interest on finance for purchase of land.	-	-
(v)	Litigation costs incurred for land acquisition.	-	-
(vi)	Property and other taxes, fees, premiums paid.	-	-
	Sub-Total of LAND COST	2,52,88,437.00	2,52,88,437.00
1.B	Development Cost/ Cost of Construction:	2,75,50,894.00	-
(a) (i)	Estimated Cost of Construction as certified by Engineer.	-	1,67,00,000.00
(a).(ii)	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).	-	1,49,31,580.00
(a).(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.	-	1,26,95,786.00
(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.	-	-
	Sub-Total of Development Cost	2,75,50,894.00	2,76,27,366.00
2	Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column.		5,28,39,331.00
3	Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column.		5,29,15,803.00
4	Percentage completion of construction work (as per Project Architect's Certificate)		100.00%
5	Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.		47.86%



Address:- 19-20, Nand Vihar Colony, Vaishali Nagar, Jaipur-302021

☎9460018003; ✉-sarojharitwal17@gmail.com;

6	Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.	52.29%
7	Amount which can be withdrawn from the Separate Account. Total Estimated Cost (item 2 above) x total percentage of cost incurred (as mentioned at Item 5 & 6)	5,29,15,803.00
8	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	4,45,83,179.90
9	Net Amount which can be withdrawn from the Separate Bank Account under this certificate.	83,32,623.10

Note:

a) This certificate is being issued for the Project "Krishana Kunj II" (RERA Registration No. RAJ/P/2024/3149) in compliance of the provisions of section 4 (2) (I) (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.

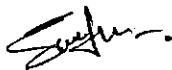
b) While considering and calculating the % of completion of work and the cost incurred reliance has been placed on the certificate issued by Project Architect and Project Engineer of the project and declaration given by Management.

c) 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.

d) 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 "Krishana Kunj II".

This certificate has been Issued for the project "Krishana Kunj" (RERA Registration No. RAJ/P/2024/3149) at the request of the management of the promoters. Above information has been certifying on the basis of unaudited books of accounts, records, and documents produced before me and information and explanation given to me by the management of the promoters.

Yours Faithfully,
For Saroj Haritwal & Associates
Chartered Accountants
Firm Registration No. 031630C



(Saroj Haritwal)
Proprietor

Membership No. 451170

Place : Jaipur

Date : 29.04.2025

UDIN: 25451170BMKTBO2242

Address: 19-20, Nand Vihar Colony, Vaishali Nagar, Jaipur- 302021

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