



**PANKAJ KUMAR JAIN**

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**FORM R-3**

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

**CERTIFICATE BY CHARTERED ACCOUNTANT**

**Cost calculation of Real Estate Project STAR PINNACLE**

**RERA Registration Number RAJ/P/2022/1810**

| Sr.<br>No. | Particulars   | Estimated<br>Amount                          | Incurred<br>Amount |
|------------|---|--|--------------------|
| (1)        | (2)   | (3)  | (4)                |
| 1          | <b>(A) Land Cost:</b><br>(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<br><br>(ii) amount paid to land owner,<br><br>(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,<br><br>(iv) interest on finance for purchase of land<br><br>(v) litigation costs incurred for land acquisition,<br><br>(vi) property and other taxes, fees, premiums paid. | ₹ 90,000,000                                 | ₹ 62,577,506       |
|            | <b>Sub-Total of LAND COST</b>   | ₹ 90,000,000                                 | ₹ 62,577,506       |
|            | <b>(B) Development Cost/ Cost of Construction:</b><br>(a)(i) Estimated Cost of Construction as certified by Engineer.   | ₹ 60,000,000<br>₹ 60,000,000<br>₹ 27,853,053 | ₹ 27,853,053       |
|            | (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.<br>Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered).   |  | ₹ 5,366,552        |
|            | (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.  |  | ₹ 0                |
|            | (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.  |  | ₹ 0                |
|            | <b>Sub-Total of Development Cost</b>  | ₹ 60,000,000                                 | ₹ 33,219,605       |

|   |  |                        |
|---|--|------------------------|
| 2 | Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column.   | ₹ 150,000,000          |
| 3 | Total Cost Incurred of the Real Estate Project [1(A) + I (B)] of Incurred Column   | ₹ 95,797,111           |
| 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.  | 41.72%                 |
| 6 | Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.  | 22.15%                 |
| 7 | Amount which can be withdrawn from the RERA Retention Account.   | ₹ 95,797,111           |
| 8 | Less: Amount withdrawn till date of this certificate as per books of accounts and Bank Statement since inception of the project. | ₹ 54,827,480.00        |
| 9 | <b>Net Amount which can be withdrawn from the Separate bank account under this certificate.</b>                                  | <b>₹ 40,969,631.05</b> |

This certificate is being issued for the project **STAR PINNACLE**, Promoter M/s Bardawat Builders And Contractors, RERA Registration no. **RAJ/P/2022/1810** in compliance for the period upto **11th July 2024** of the provision of section 4(2)(1)(D) of the Act and is based on therecords and documents provide before me and explanation provided to me by the management of the Promoter. Project cost incurred is on accrual basis.

Your Faithfully

DATE: 11-07-2024  
PLACE: JAIPUR

CA Pankaj Kumar Jain  
Membership No: 429624  
**RERA/P/06/2024/018**  
**UDIN: 24429624BKENFB3202**

| STAR PINNACLE (RAJ/P/2022/1810)   |  |              |
|---|--|--------------|
| Annexure -A- Withdrawl calculation 06.06.2024 to 11.07.2024   |  |              |
| S. No.  | Particulars  | Amount       |
| 1   | Total Amount which is withdrawn from the Designated RERA Account (as per bank account) (From 01/04/2024 to 11/07/2024)   | ₹ 33,378,995 |
| 2   | Less:- Amount which is withdrawn from the Separate Account but should not consider as withdrawl. (Bank Charges, amount refund to allottee against booking) (From 01/04/2024 to 11/07/2024) | ₹ 0          |
| 3   | Less :- Total Fund which was not under statutory obligation but deposited in RERA Account for project.(From 01/04/2024 to 11/07/2024)  | ₹ 2,848,965  |
| 4   | Less:- Amount which is withdrawn in previous QTR (From 01/04/2024 to 05/06/2024)   | ₹ 17,329,995 |
| 5   | Amount which is considerd as withdrawn from RERA A/c. (1-2-3-4=5)  | ₹ 13,200,035 |
| <b>Note:- The amount shown in pt. no 3 is the amount which is excessively deposited by the promoter over and above his deposit liability i.e. 70% of total collection of booking.</b> |  |              |

|         |   |
|---------|---|
|         | <b>STAR PINNACLE<br/>(RAJ/P/2022/1810)</b>  |
| Remark: |   |
| 1-      | As per section 4(2)(L)(D) of the Act, the Promoter is required to enclose a statement ,stating that the seventy per cent. of the amounts realised for the real estate project from the allottees shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose. |
| 2       | That They are having <b>RERA BANK A/C AXIS BANK LTD- 921020054104532</b> , which is currently not working.  |
| 3       | We have submitted application for change of a/c no from <b>921020054104532</b> to <b>921020057742517</b> .The application still under process, PRN no of such application is <b>87355620230809122745</b> . Hence we have taken withdrawl of A/c no. <b>921020057742517</b> .  |