# **Mohammed Saif**

Chartered Accountant (B.Com, FCA)



## G-2, Ground Floor, Mohsin Apartment Retwali, Tipta, Kota M. 95497 86416, 99205 65805 E-mail: camohammedsaif@gmail.com

Ref. No. :

### FORMR-3

Date.....

## [see Regulation3(4)] CERTIFICATE BY CHARTERED ACCOUNTANT

Cost calculation of Real Estate Project AADITYA PRIME till 30/09/2024

RERA Registration Number RAJ/P/2024/3186

	Registration Number RAJ/P/2024/3186		1
1	Particulars	Estimated	Incurred amount
Sr.	Faiticulais	Amount	
N	(2)	(3)	(4)
	(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.	₹ 130,000,000	₹ 130,000,000
	<ul> <li>(ii) amount paid to land owner,</li> <li>(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,</li> <li>(iv) interest on finance for purchase of land</li> <li>(v) litigation costs incurred for land</li> </ul>		
	acquisition,		
	(vi) property and other taxes, fees, premiums paid.	₹ 130,000,000	₹ 130,000,000
	Sub-Total of LAND COST	150,000,000	
	<ul> <li>(B) Development Cost/ Cost of Construction:</li> <li>(a)(i) Total cost incurred by promoter towards the on site expenditure for physical development of the project,</li> <li>(ii) Fees payable to the architects, consultants, project manager/staff including engineers, marketing agents</li> <li>(iii) On-site expenditure for development of entire project</li> <li>(excluding cost of construction as per (i) or (ii) above), i.e. salaries, consultants fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenan costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.</li> </ul>		₹0
	(b) Payment of Taxes, cess, fees, charges, Approval cost for construction etc. premiums, interest etc. to any statutory Authority	<i>i</i> .	₹0
	(c) Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or me lenders on construction funding or money borrowed for construct & Project.		
	Sub-Total of Development Cost	₹ 20,000,00	0 30
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<b>9</b>	Net Amount which can be withdrawn from the Separate bank account under this certificate.	₹ 130,000,000.00
8	Less: Amount withdrawn till date of this certificate as per books of accounts and Bank Statements	₹ 0.00
7	Amount which can be withdrawn from the Separate Account.	₹ 130,000,000.00
6	Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.	0.00%
5	Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.	86.67%
4	Percentage completion of construction work (as per Project Architect's Certificate)	0.00%
3	Total Cost Incurred of the Real Estate Project [1(A) + I (B)] of Incurred Column	₹ 130,000,000.00
2	Total Estimated Cost of the Real Estate Project $[1(A) + 1(B)]$ of Estimated Column.	₹ 150,000,000.00

This certificate is being issued for the project AADITYA PRIME, RERA Registration no. RAJ/P/2024/3186 in compliance of the provision of section 4(2)(1)(D) of the Act and is based on the records and documents provide before me and explanation provided to me by the management of the Promoter.

#### UDIN:24429472BKCHQE7487

Your Faithfully JAIN GAUTAM & ASSOCIATES FRN NO. 021663C

DATE: 22/10/2024 PLACE: KOTA

