FORMR-3

[see Regulation3(4)]

CERTIFICATE BY CHARTERED ACCOUNTANT

Cost calculation of Real Estate Project TIWARI GINNI RESIDENCY

RERA Registration Number RAJ/P/2022/2124

St. Particulars	KEKA	Registration Number RAJ/P/2022/2124		
(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's not the owner of the land		Particulars	Amount (in	
(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's not the owner of the land				
(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. Sub-Total of LAND COST (B) Development Cost/ Cost of Construction: (a)(i) Total cost incurred by promoter towards the on site expenditure for physical development of the project, (ii) Pees payable to the architects, consultants, project manager/staff including engineers, marketing agents (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 of entire project (excluding water, electricity, severage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumbable 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 \$2.000. 3 Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column. \$2.8.00 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. 4 Amount which can be withdrawn from the Separate Account.		` '	(3)	(4)
(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. Sub-Total of LAND COST (ii) Foes payable to the architects, consultants, project manager/staff including engineers, marketing agents (iii) On-site expenditure for development of entire project, (iv) Foes payable to the architects, consultants, project manager/staff including engineers, marketing agents (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, 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 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 Total Cost Incurred of the Real Estate Project [I(A) + I(B)] of Incurred Column. 3 Total Cost Incurred of the Real Estate Project [I(A) + I(B)] of Incurred Column 7 7.95 Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost. Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost. Amount which can be withdrawn from the Separate Account.	1	(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,	₹ 14	₹ 0
(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. Sub-Total of LAND COST (ii) Foes payable to the architects, consultants, project manager/staff including engineers, marketing agents (iii) On-site expenditure for development of entire project, (iv) Foes payable to the architects, consultants, project manager/staff including engineers, marketing agents (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, 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 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 Total Cost Incurred of the Real Estate Project [I(A) + I(B)] of Incurred Column. 3 Total Cost Incurred of the Real Estate Project [I(A) + I(B)] of Incurred Column 7 7.95 Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost. Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost. Amount which can be withdrawn from the Separate Account.		(ii) amount raid to land owner	0.00	0.00
(v) litigation costs incurred for land acquisition, (vi) property and other taxes, fees, premiums paid. Sub-Total of LAND COST (a)(i) Total cost incurred by promoter towards the on site expenditure for physical development of the project, (ii) Fees payable to the architects, consultants, project manager/staff including engineers, marketing agents (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 \$200.00		(iii) incidental costs related to acquisition of land such as stamp duty, brokerage, settlement costs of litigation,		
(v) litigation costs incurred for land acquisition, (vi) property and other taxes, fees, premiums paid. Sub-Total of LAND COST (a)(i) Total cost incurred by promoter towards the on site expenditure for physical development of the project, (ii) Fees payable to the architects, consultants, project manager/staff including engineers, marketing agents (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 \$200.00		(iv) interest on finance for purchase of land	Nil	Nil
Sub-Total of LAND COST 14.00 0.00		(v) litigation costs incurred for land		
Sub-Total of LAND COST 14.00 0.00		(vi) property and other taxes, fees, premiums paid.	Nil	Nil
(a)(i) Total cost incurred by promoter towards the on site expenditure for physical development of the project, (ii) Fees payable to the architects, consultants, project manager/staff including engineers, marketing agents (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. Sub-Total of Development Cost Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column. 7 28.00 Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column Percentage completion of construction work (as per Project Architect's Certificate) Percentage of the Cost incurred on Land Cost to the Total Estimated Cost. Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost. Amount which can be withdrawn from the Separate Account. Amount which can be withdrawn from the Separate Account.			14.00	0.00
expenditure for physical development of the project, (ii) Fees payable to the architects, consultants, project manager/staff including engineers, marketing agents (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, sewrage, 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. Sub-Total of Development Cost Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column. ₹ 28.00 Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column ₹ 7.95 Percentage of the Cost incurred on Land Cost to the Total Estimated Cost. Amount which can be withdrawn from the Separate Account. ₹ 7.95 Less: Amount withdrawn till date of this certificate as per books of accounts and Bank Statements		(B) Development Cost/ Cost of Construction:		
manager/staff including engineers, marketing agents (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. Sub-Total of Development Cost Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column. ₹ 28.00 Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column. ₹ 7.95 Percentage completion of construction work (as per Project Architect's Certificate) Fercentage of the Cost incurred on Land Cost to the Total Estimated Cost. Amount which can be withdrawn from the Separate Account. ₹ 7.95 Less: Amount withdrawn till date of this certificate as per books of accounts and Bank Statements			14.00	7.95
(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. 0.00 0.00 (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. 0.00 0.00 2 Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column. ₹ 28.00 3 Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column ₹ 7.95 4 Percentage completion of construction work (as per Project Architect's Certificate) 57.00% 5 Percentage of the Cost incurred on Land Cost to the Total Estimated Cost. 0.00% 6 Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost. 43.00% 7 Amount which can be withdrawn from the Separate Account. ₹ 7.95 8 Less: Amount withdrawn till date of this certificate as per books of accounts and Bank Statements		manager/staff including engineers, marketing agents		
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. Sub-Total of Development Cost 14.00 7.95		(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		
scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction & Project. Sub-Total of Development Cost			0.00	0.00
Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column. ₹ 28.00 Total Cost Incurred of the Real Estate Project [1(A) + I (B)] of Incurred Column ₹ 7.95 Percentage completion of construction work (as per Project Architect's Certificate) Fercentage of the Cost incurred on Land Cost to the Total Estimated Cost. Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost. Amount which can be withdrawn from the Separate Account. Extractional Estimated Cost. Amount which can be withdrawn from the Separate Account. Extractional Estimated Cost. Total Estimated Column. Extractional Estimated Cost. Extractional Estimated Cost. Total Cost Incurred Only 1 (B) of Estimated Column. Extractional Estimated Column. Extractional Estimated Cost. Extractional		scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	0.00	0.00
Total Cost Incurred of the Real Estate Project [1(A) + I (B)] of Incurred Column ₹ 7.95 Percentage completion of construction work (as per Project Architect's Certificate) Percentage of the Cost incurred on Land Cost to the Total Estimated Cost. Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost. Amount which can be withdrawn from the Separate Account. ₹ 7.95 Less: Amount withdrawn till date of this certificate as per books of accounts and Bank Statements		Sub-Total of Development Cost	14.00	7.95
4 Percentage completion of construction work (as per Project Architect's Certificate) 57.00% 5 Percentage of the Cost incurred on Land Cost to the Total Estimated Cost. 0.00% 6 Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost. 43.00% 7 Amount which can be withdrawn from the Separate Account. ₹ 7.95 8 Less: Amount withdrawn till date of this certificate as per books of accounts and Bank Statements	2	Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estin	nated Column.	₹ 28.00
5 Percentage of the Cost incurred on Land Cost to the Total Estimated Cost. 6 Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost. 7 Amount which can be withdrawn from the Separate Account. 8 T.95 8 Less: Amount withdrawn till date of this certificate as per books of accounts and Bank Statements	3	Total Cost Incurred of the Real Estate Project [1(A) + I (B)] of Incurred Column		₹ 7.95
6 Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost. 43.00% 7 Amount which can be withdrawn from the Separate Account. ₹ 7.95 8 Less: Amount withdrawn till date of this certificate as per books of accounts and Bank Statements	4	Percentage completion of construction work (as per Project Architect's Certificate)		57.00%
7 Amount which can be withdrawn from the Separate Account. ₹ 7.95 8 Less: Amount withdrawn till date of this certificate as per books of accounts and Bank Statements	5	Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.		0.00%
8 Less: Amount withdrawn till date of this certificate as per books of accounts and Bank Statements ₹ 0.00	6	Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.		43.00%
Statements	7	Amount which can be withdrawn from the Separate Account.		₹ 7.95
9 Net Amount which can be withdrawn from the Separate bank account under this certificate. ₹ 7.95	8	*		₹ 0.00
	9	Net Amount which can be withdrawn from the Separate bank account	₹ 7.95	

This certificate is being issued for the project **TIWARI GINNI RESIDENCY**, RERA Registration no. **RAJ/P/2022/2124** in compliance for the period upto **30.09.2023** 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 AISHWARYA KAPISH HOMES.

DATE: 13.10.2023

PLACE: JAIPUR

Your Faithfully For M/s Rahul Gupta & Company

CA Rahul Gupta MRN: 422833 FRN: 018582c UDIN: 23422833BGXLCX1815