



**ARUSHI JAIN &
ASSOCIATES**
Chartered Accountants
FRN: 020547C

305, Prestige Residency, Kastiya Lane, Takht-e-Shahi Road,
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FORM R-3

[See regulation 3(4)]

CERTIFICATE BY CHARTERED ACCOUNTANT

(To be uploaded by the promoter on his webpage on the RERA website
before withdrawal of money from separate account)

Cost Calculation of Real Estate Project (Group Housing Development): "VEDIC VILLAS PHASE-I"

RERA Registration Number: RAJ/P/2020/1198

I certify that as on date 31-03-2021.

Sr. No.	Particulars	Estimated Amount in Rs	Incurred Amount in Rs
(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 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 acquisition (v) Property and other taxes, fees, premiums paid.	5,12,50,000/-	3,06,75,000/-
	Sub Total of LAND COST	5,12,50,000/-	3,06,75,000/-
	(B) Development cost (a) (i) Total cost incurred by promoter towards the onsite expenditure for physical development of project (ii) Fees Payable to the architects, consultants, project manager/staff including engineers, marketing agents, Actual Cost of Construction incurred as per books of accounts as verified by the CA. (Note: for adding 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 pre (i) or (ii) above), i.e. salaries, consultants fees, site overheads, development works, cost of services (including water electricity, sewerage, drainage, layout roads etc.), All costs directly incurred to complete the construction of the entire phase of the project registered. (b) Payment of taxes, cess, fees, and charges approval cost for construction etc. premiums, interests etc to any statutory authority. (c) Principal sum and interest payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money	5,45,85,000/-	1,34,75,480/-



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	lenders on construction funding or money borrowed for construction & Project.		
	Sub Total of Development Cost	5,45,85,000/-	1,34,75,480/-
	2. Total Estimated Cost of the Real Estate Project [1(A)+1(b)] of Estimated Column	10,58,35,000/-	
	3. Total cost incurred of the Real Estate Project [1(A) +1(B)] of incurred column.	4,94,35,205/-	
	4. Percentage completion of development work (as per Project Architect's certificate)	24.69%	
	5. Percentage of the cost incurred on land cost to the estimated cost.	59%	
	6. Percentage of the cost incurred on Development Cost to the Total Estimated Cost.	24.69%	
	7. Amount which can be withdrawn from the separate account. (To be Calculated as Below) Total Estimated Cost (item 2 above) * total percentage of cost incurred (as mentioned at item 5 & 6)	4,94,35,205/-	
	8. Less: Amount withdrawn till date of this certificate as per the books of accounts ad bank statement.	0.00/-	
	9. Net Amount which can withdrawn from the separate account under this certificate.	4,94,35,205/-	

This certificate is being issued for the **Group Housing Project "VEDIC VILLAS PHASE-I"** RERA Registration Number **RAJ/P/2020/1198** 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 management of the Promoter.

Date : 29.7.2021

Yours faithfully,

Place: Jaipur

UDIN: **21424178AAAAAT5138**

For Arushi Jain & Associates

(Chartered Accountant)



Proprietor

Membership No.: 424178

