



## FORM- R3

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

CERTIFICATE BY CHARTERED ACCOUNTANT

(To be uploaded by the Promoter on his webpage on the RERA website before

Withdrawal of money from RERA Retention Account)

Cost calculation of Real Estate Project **SHAGUN**

RERA Registration Number **RAJ/P/2022/1971**

| Sr<br>No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Estimated<br>Amount in Rs. | Incurred<br>Amount As on 31-<br>03-2024 in Rs. |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------------------------------|
| (1)       | (2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | (3)                        | (4)                                            |
| 1         | <p>1. (A) Land Cost:</p> <p>(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,</p> <p>(ii) Amount paid to land owner,</p> <p>(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,</p> <p>(iv) Interest on finance for purchase of land,</p> <p>(v) Litigation costs incurred for land acquisition,</p> <p>(vi) Property and other taxes, fees, premiums paid.</p> | 2,05,00,000/-              | 1,52,95,549/-                                  |
|           | Sub – Total of LAND COST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2,05,00,000/-              | 1,52,95,549/-                                  |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                            |                                                                                    |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|  | <p>(B) Development Cost/ cost of construction:</p> <p>(a) (i) Estimated Cost of Construction as Certified by Engineer.</p> <p>(ii) Actual Cost of construction incurred as per the books of accounts as verified by the C.A.</p> <p>Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered).</p> <p>(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.</p> <p>b. Payment of Taxes, cess, fess, charges, approval cost for construction etc. Premiums, interest etc. to any Statutory Authority.</p> <p>c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction &amp; project.</p> | 19,00,00,000/-                                                                             | <p>16,40,00,000/-</p> <p>10,14,83,430/-</p> <p>1,48,64,025/-</p> <p>1,39,356/-</p> |
|  | Sub - Total of Development Cost                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 19,00,00,000/-                                                                             | 11,,64,86,811/-                                                                    |
|  | <p>2. Total estimated cost of the Real Estate Project [1(A) + 1(B)] of Estimated column.</p> <p>3. Total cost incurred of the Real Estate Project [1(A) + 1(B)] of incurred column.</p> <p>4. Percentage completion of construction work (as per project Architect's certificate)</p> <p>5. Percentage of the cost incurred on land cost to the Total Estimated Cost.</p> <p>6. Percentage of the cost incurred on construction cost to the Total Estimated Cost.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Rs 21,05,00,000/-</p> <p>Rs 13,17,82,360/-</p> <p>66.39%</p> <p>7.27%</p> <p>55.34%</p> |                                                                                    |

|  |                                                                                                                                                                                                                                                                                                                                                                         |                                                |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
|  | <p>7. Amount which can be withdrawn from the RERA Retention Account. (to be calculated as below)</p> <p>Total Estimated Cost (item 2 above ) total percentage of cost incurred (as mentioned at time 5 &amp; 6)</p>                                                                                                                                                     | Rs 13,17,82,360/-                              |
|  | <p>8. Less: amount withdrawn till date of this certificate as per the books of accounts and bank statement since inception of the project (This shall also include 70% of the amounts already realized till date and not provided in the Separate Bank Account).</p> <p>9. Net amount which can be withdrawn from the separate bank account under this certificate.</p> | <p>Rs 12,43,74,994/-</p> <p>Rs 74,07,366/-</p> |

Note:-1: That as per the RERA Regulation,2024 we have rearranged and regrouped Previous quarter figures whenever consider necessary.

This certificate is being issued for the project **SHAGUN** (RERA Registration No **RAJ/P/2022/1971**) 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 the management of the promoter.

Yours Faithfully,

**For Rajat V Agarwal & Associates**

Chartered Accountants

Firm Reg. No.: 023019C

**Rajat  
Agarwal**

Digitally signed by Rajat Agarwal  
Date: 2024.05.08 15:37:33 +05'30'

**CA Rajat Agarwal**

Proprietor

Membership No.: 435533

UDIN: 24435533BKENDV7773

Date: 08-05-2024