

**FORM R-3**  
[see Regulation 11(3)(i)(c)]  
**CERTIFICATE BY CHARTERED ACCOUNTANT**

Cost calculation (as on 31/03/2025) of Real Estate Project " **HAPPY VIDHYASHRY BLOCK - E**"  
developed by **Delight Infraheights LLP RERA** Registration Number - **RAJ/P/2025/3467**

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 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, premium paid.	Nil  85,97,000 /-  12,00,000/-  Nil  Nil  Nil	Nil  85,97,000 /-  -  Nil  Nil  Nil
	<b>Sub-Total of LAND COST</b>	<b>97,97,000/-</b>	<b>85,97,000 /-</b>

  


<p>(B) Development Cost/ Cost of construction:</p> <p>(a)(i) Estimated cost of construction Rs. 5,95,00,000/- as certified by Engineer.</p> <p>(ii) Actual Cost of construction incurred as per the books of accounts are Rs. 3,44,21,485/- as verified by the CA.</p> <p><b>Note:</b> (for adding to the total cost of construction incurred, Minimum of (i) of (ii) is to be considered)</p> <p>(iii) Fees payable to the architects, consultants, project manager/staff including engineers, marketing agents,</p> <p>(iv) On- site expenditure for development of entire project (excluding cost of construction as per (i) or (iii) 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 cost, 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, fees, charges, Approval cost for construction etc. premium, interest etc. to any statutory authority.</p> <p>(c) Principle 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 &amp; project.</p>	<p>6,60,00,000/-</p>	<p>3,44,21,485/-</p> <p>70,754 /-</p> <p>52,22,967/-</p>
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*[Signature]*

**LOKESH SHARMA & ASSOCIATES**  
**CA**  
**FRN-026127C**  
**JAIPUR**  
Chartered Accountants



	Sub-Total of Development Cost	6,60,00,000/-	3,97,15,206/-
2. Total Estimated Cost of the Real Estate Project [1(A) + 1 (B)] of Estimated Column.		Rs. 7,57,97,000/-	
3. Total Cost incurred of the Real Estate Project [1(A) + 1 (B)] of Incurred Column.		Rs. 4,83,12,206/-	
4. Percentage completion of Construction work (as per Project Architect's Certificate).		81.00%	
5. Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.		11.34% (approx.)	
6. Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.		52.40% (approx.)	
7. Amount which can be withdrawn from the Separate Account. (to be calculated as below) Total Estimated Cost (item 2 above) x total percentage of cost incurred (as mentioned at item 5 & 6)		Rs. 4,83,12,206/-	
8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		Rs. 87,40,300	
9. Net Amount which can be withdrawn from the Separate Bank Account under this certificate.		Rs. 3,95,71,906/-	

This certificate is being issued for the Project "HAPPY VIDHYASHRY BLOCK - E"(RERA Registration No. RAJ/P/2025/3467) 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 and there is no lien or charge on RERA retention account related to above mentioned project.

Yours Faithfully,  
For LOKESH SHARMA & ASSOCIATES  
Chartered Accountant  
(Firm Reg No.: 0026127C)

(Lokesh Kumar Sharma)  
PROP.  
Membership No: 416885  
Date 31/03/2025



UDIN: 25416885BMOCYV9066  
Place – Jaipur