

A-11,Mahaveer Udyan Path, Bajaj Nagar, Jaipur – 302015 Tel: 9166 748484,8947 891771 E-mail: nlaandassociates@gmail.com

Form R-3

CHARTEREDACCOUNTANT'S CERTIFICATE

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

To,
Ratnawat Infrastructure Construction Company LLP
48, 1st Floor, Manokamna, Golimar Garden, SahkarMarg ,Jaipur-302015

Cost calculation of Real Estate Project: PINNACLE
RERA Registration Number: RAJ/P/2017/020

As on 30th June, 2021

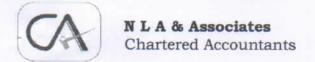
S. No.	Particulars	Estimated Amount in Rs.	Incurred Amount in Rs
1	2	3	4
1	 (A). Land Cost Revenue Or Area Share Given To Land Owner In Lieu Of Land Under Any Kind Of Agreement Such As Joint Venture, Joint Development etc, in case the Promoter is not the owner of the land amount paid to land owner, Amount paid to land owner, Incidental costs related to acquisition of land such as stamp duty, brokerage, settlement costs of litigation, premium paid to government authorities related to land, Interest on finance for purchase of land, Litigation cost incurred for land acquisition Property and other taxes, fees, premium paid 	70,63,89,030	54,05,38,501 7,68,26,139 2,65,65,519 36,64,160
	Sub- Total of Land Cost	70,63,89,030	64,75,94,319



N L A & Associates Chartered Accountants

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(B) Development Cost/ Cost of Construction i. Total cost incurred by promoter towards onsit	86,00,00,000		
expenditure for physical development of the project fees payable to architects, consultants, project manager/staff including engineers, marketing agents,	ct,	65,05,90,21	
ii. Actual cost of construction incurred as per the books of accounts as verified by CA (Minimum of (i) or (ii) above)		65,05,90,21	
iii. On site expenditure for development of entire project (excluding cost of construction as per (i) or (ii) above i.e. salaries, consultant fees, site overhead development works, cost of services (including wate electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire an maintenance costs, consumables etc. All costs directly	e) s, r, st d	5,32,28,526	
incurred to complete the construction of the entire phase of the project registered. iv. Payment of taxes, cess, fee, charges, approval cost of construction etc. premiums, interest etc. to an Statutory Authority v. Principal sum and interest payable to financial institution scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding of money borrowed for construction & project.	of yy s,	37,80,819 31,72,77,210	
Sub- Total of Development Cost	86,00,00,000	1,02,48,76,76	
Total estimated cost of the real estate project [1(A)+1(B) of Estimated Column] 1,56,63	1,56,63,89,030	
3) Total cost incurred of the real estate project [1(A)+1(B)] o incurred Column	16,72,4	16,72,471,084	
 Percentage completion of construction work (as per Projec Engineer's Certificate) 	t 81.5	81.83%	
Percentage of the cost incurred on land cost to the tota estimated cost.	41.3	41.34%	
6) Percentage of the cost incurred on construction cost to the	65.4	65.43%	
total estimated cost.		1,67,24,71,084	
total estimated cost. 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	1 67 24	71,084	
total estimated cost. 7) Amount which can be withdrawn from the separate account (to be calculated as below)	1,67,24		



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This certificate is being issued for the project PINNACLE (RERA Registration NoRAJ/P/2017/020) in compliance of the provision of section 4(2)(1)(D) of the Act and is based on the records and documents produced before us and explanation provided to us by the management of the promoter.

Note:

- We have relied on the estimated cost provided by the management and also shown on RERA website.
- 2. While considering and calculating the percentage of completion of work and the cost incurred reliance has been placed on the certificate issued by Ar. Gyanendra Singh Shekhawat(Ideas Jaipur) (Architect) and Engineer Mahesh Singhal (Triangle Engineers)(Chartered Engineer) of the project and declaration given by the management.
- The cost incurred has been stated on the basis of books of accounts and documents made available to us as on date. We will not be responsible for any changes in cost incurred in the period cover by the certificate after the date of issue of this certificate.
- Since, the promoter is running only one project in this concern all the cost is considered as directly related to the project.

Yours Faithfully,

For N L A & Associates

Chartered Accountant

Partner

M. No.: 435456

UDIN:- 21435456AAAAFA8532

Date: - 25/10/2021