



**N L A & Associates**  
Chartered Accountants

A-11, Mahaveer Udyan Path, Bajaj Nagar, Jaipur – 302015  
Tel: 9166 748484, 8947 891771  
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**Form R-3**

**CHARTERED ACCOUNTANT'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, Sahkar Marg, Jaipur-302015**

Cost calculation of Real Estate Project: **PINNACLE**

RERA Registration Number: **RAJ/P/2017/020**

**As on 30<sup>th</sup> June, 2021**

S. 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 amount paid to land owner,		
	ii. Amount paid to land owner,	70,63,89,030	54,05,38,501
	iii. Incidental costs related to acquisition of land such as stamp duty, brokerage, settlement costs of litigation, premium paid to government authorities related to land,		7,68,26,139
	iv. Interest on finance for purchase of land,		2,65,65,519
	v. Litigation cost incurred for land acquisition		
	vi. Property and other taxes, fees, premium paid		36,64,160
	<b>Sub- Total of Land Cost</b>	<b>70,63,89,030</b>	<b>64,75,94,319</b>



1	(B) Development Cost/ Cost of Construction	86,00,00,000	
	i. Total cost incurred by promoter towards onsite expenditure for physical development of the project, fees payable to architects, consultants, project manager/staff including engineers, marketing agents,		65,05,90,210
	ii. Actual cost of construction incurred as per the books of accounts as verified by CA <b>(Minimum of (i) or (ii) above)</b>		65,05,90,210
	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 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.		5,32,28,526
	iv. Payment of taxes, cess, fee, charges, approval cost of construction etc. premiums, interest etc. to any Statutory Authority		37,80,819
	v. 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 & project.		31,72,77,210
	<b>Sub- Total of Development Cost</b>	<b>86,00,00,000</b>	<b>1,02,48,76,765</b>
	2) Total estimated cost of the real estate project [1(A)+1(B)] of Estimated Column	1,56,63,89,030	
	3) Total cost incurred of the real estate project [1(A)+1(B)] of incurred Column	16,72,471,084	
	4) Percentage completion of construction work (as per Project Engineer's Certificate)	81.83%	
	5) Percentage of the cost incurred on land cost to the total estimated cost.	41.34%	
	6) Percentage of the cost incurred on construction cost to the total estimated cost.	65.43%	
	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)	1,67,24,71,084	
	8) Less: amount withdrawn till date of this certificate as per the books of accounts and bank statements	78,21,09,434	
	9) Net amount which can be withdrawn from the separate bank account under this certificate.	89,03,61,650	





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This certificate is being issued for the project PINNACLE (RERA Registration No RAJ/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:**

1. 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.
3. 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.
4. 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**

**FRN: 023199C**

**CA Naman Lakhota**

**Partner**

**M. No.: 435456**

**UDIN:- 21435456AAAAFA8532**

**Date: - 25/10/2021**

