



# GOPAL SHARMA & CO.

## CHARTERED ACCOUNTANTS



### FORM R-3

#### Chartered Accountant Certificate

Cost calculation of Real Estate Project **R-Tech Emporio**

RERA Registration Number **RAJ/P/2022/2077**

Sr. No.	Particulars	Estimated Amount In Rs. As on 31.03.2023	Incurred Amount in Rs. As on 31.03.2023
<b>1.A</b>	<b>Land cost as per rule 5(1)</b>	31,00,00,000.00	
<b>i</b>	For the purposes of sub-clause (D) of clause (I) of sub-section (2) of section 4, the land cost shall be the cost incurred by the promoter whether as an outright purchase, lease charges etc. and includes,-	0.00	-
<b>ii</b>	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.	0.00	2,90,50,000.00
<b>iii</b>	Amount paid to land owner.	0.00	0.00
<b>iv</b>	Incidental costs related to acquisition of land such as stamp duty, brokerage, settlement costs of litigation, premiums paid to government authorities related to land.	0.00	0.00
<b>v</b>	Interest on finance for purchase of land.	0.00	0.00
<b>vi</b>	Litigation costs incurred for land acquisition.	0.00	0.00
<b>vii</b>	Property and other taxes, fees, premiums paid.	0.00	0.00
	<b>Sub-Total of LAND COST</b>	<b>31,00,00,000.00</b>	<b>2,90,50,000.00</b>
<b>1.B</b>	<b>Development Cost/Construction Cost incurred</b>	35,00,00,000.00	0.00
<b>(a).i</b>	Total cost incurred by promoter towards the on site expenditure for physical development of the project,	0.00	2,29,75,630.53
<b>(a).ii</b>	Fees payable to the architects, consultants, project managers/staff engineers, marketing agents, Actual Cost of construction incurred as per the books of accounts as verified by the CA. Note: (for adding total cost construction incurred, minimum of (i) or (ii) is to be considered)	0.00	5,60,000.00
<b>(a).iii</b>	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	0.00	1,35,21,445.44
<b>(b)</b>	Payment of Taxes, cess, fees, charges, Approval cost for construction etc. premiums, interest etc. to any statutory authority.	0.00	54,82,698.84
<b>(c)</b>	Principal sum and interest payable to financial institutions, schedule banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction and projects.	0.00	47,859.00
	<b>Sub-Total of Development Cost</b>	<b>35,00,00,000.00</b>	<b>4,25,87,633.81</b>
<b>2</b>	Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column	66,00,00,000.00	

3	Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column	7,16,37,633.81
4	Percentage completion of Construction Work (as per Project Architect's Certificate)	-
5	Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.	4.40%
6	Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.	6.45%
7	Amount Which can be withdrawn from the Designated Account (Total Estimated Cost * Percentage of cost incurred)	7,16,37,633.81
8	Less: Amount withdrawn till date of this certificate as per the Books of accounts and bank statement	5,22,77,597.40
9	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1,93,60,036.41

This certificate is being issued for the Project **R-Tech Emporio** (RERA Registration No. RAJ/P/2022/2077 ) in compliance of the provision 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 **R-TECH EMPORIO VENTURE**.

Date: 18-04-2023

Place: Jaipur

Your Faithfully

For Gopal Sharma And Company

Amit Kumar Kedia

(Partner)

(Membership No.:408488)

UDIN:23408488BGUHBW9485