

DEEPAKS GOYAL & CO.

CHARTERED ACCOUNTANTS

FORM R-3

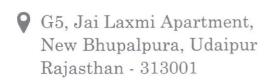
[see Regulation 11(3)(i)(c)]]

CERTIFICATE BY CHARTERED ACCOUNTANT

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

Cost Calculation of Real Estate Project	ISHAAN ATULYAM			
RERA Registration Number	RAJ/P/2024/3117			

S.No	Particulars 2	60 300000	Incurred amount in Rs.	
		in Rs.	As on 31.12.2024	
1		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,	3,03,00,000.00	3,03,00,000.00	
	(iii) incidental costs related to acquistion of land such as stamp duty, brokerage, settlement costs of litigation,			
	premiums paid related to land, conversion cost etc	27,00,000.00	27,00,000.00	
	(iv) interest on finance for purchase of land,	-	-	
-	(v) litigation costs incurred for land acquistion,			
	(vi) property and other taxes, fees, premium paid.			
	Sub-Total of LAND COST	3,30,00,000.00	3,30,00,000.00	
	(B) Development Cost/Cost of Construction:			
	(a)(i) Estimated cost of Constrution as Certificted by Engineer	19,00,00,000.00		
	(a)(ii)Actual Cost of construction incurred as per			
	the books of accounts as verified by the CA	*	5,24,60,089.00	
	Note :(for adding to total cost of construction incurred,			
	Minimum of (i) or (ii) is to be considered)			
		OK S GOY		









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	(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.	1		38,70,053.00
	(b)Payment of Taxes, cess, fees, charges, Approval cost for Construction etc, premiums, interest etc to any statutory Authority.			43,72,141.00
	(c)Principal 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;	3	-	
	Sub-Total of Development Cost	19,00,00,000.00		6,07,02,283.00
2	Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column(Rs.)			22,30,00,000.00
3	Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column(Rs.)	9,37,02,283.00		
4	Percentage completion of construction work(As per Project Architect's Certificate)	13%		
5	Percentage of cost incurred on land cost to the Total Estimated Cost.	14.80%		
6	Percentage of Cost incurred on Construction Cost to the Total Estimated Cost.	27.22%		
7	Amount which can be withdrawn from separate Account. (to be calculated as below) Total Estimated Cost(item 2 above) * total percentage of cost incurred(as mentioned at item 5 &6)(Rs.)			9,37,02,283.00
8	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement as on 31.12.2024			10,00,000.00
9	Net amount which can be withdrawn from separate bank account under this certificate.(Rs.)	S GOYAL		9,27,02,283.00
		* FRN-027830C *	gal	

This certificate is being issued for the project "Ishaan Atulyam" (RERA Registration No. RAJ/P/2024/3117 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.

UDIN: - 25413897BMIYYH2914

Yours Faithfully,

Date: 31.12.2024 Place: Udaipur Deepak S Goyal & Co. Chartered Accountants Firm Reg. No. 022830C

> A Deepak Goyal M. No. 413897