

FORM R - 3

[see regulation3(4)]

CERTIFICATE BY CHARTERED ACCOUNTANT

Cost Calculation of Real Estate Project - THE AURA as on 31/03/2025**RERA Registration No. RAJ/P/2025/3551**

Sr. No.	Particulars	Estimated Amount in Rs.	Incurred Amount in Rs.
(1)	(2)	(3)	(4)
1	(A) Land Cost :	4,07,49,031.00	
	(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.	-	3,74,00,000.00
	(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	-	33,49,031.00
	(iv) Interest on finance for purchase of land.		-
	(v) Litigation costs incurred for land acquisition.	-	-
	(vi) Property and other taxes , fees, premiums paid.	-	-
	Sub-Total of LAND COST	4,07,49,031.00	4,07,49,031.00
	(B) Development cost/cost of Construction:	95,00,00,000.00	
	(a) (i) Total cost incurred by promoter towards the site expenditure for physical development of the project.	-	-
	(ii) Fees payable to the architects, consultants, project manager/staff including engineers, marketing agents. Actual cost of construction incurred as per the books of accounts as verified by the CA.	-	-
	Note : (for adding to total cost of construction incurred, minimum of (i) or (ii) to be considered.		-
	(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.		-
	b. Payment of Taxes, cess,fees,charges,Approval cost for construction etc. premiums, interest etc to any statutory Authority.		3,02,90,170.20
	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 & project.		-
	Sub-Total of Development Cost	95,00,00,000.00	3,02,90,170.20



2	Total Estimated cost of the Real Estate Project [1(A) + 1(B)] of Estimated column.	99,07,49,031.00
3	Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred column.	7,10,39,201.20
4	Percentage completion of construction work (as per Project Architect's Certificate)	As per Architect
5	Percentage of the Cost incurred on land Cost to the Total Estimated Cost.	4.11%
6	Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.	3.06%
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)	7,10,39,201.20
8	Less : Amount withdrawn till date of this certificate as per the books of Accounts and Bank Statements.	-
9	Net Amount which can be withdrawn from the Separate Bank account under this certificate.	7,10,39,201.20

This certificate is being issued for the Project THE AURA (RAJ/P/2025/3551) situated on Khasra No. 633 and 634, Village Bilwa Kallan, Jagatpura Extension, Jaipur, Rajasthan 302022 in compliance of the provisions of section 4(2) (I) (D) of the Act and is based on the records and documents produced before us and explanations provided to us by the Promoter/ Management. The reliance has been placed on the certificate issued by Mr. Shri Krishan (Architect) and Mr. Madan Jajoriya (Engineer) of the project and declaration given by Promoter/ Management.

This certificate is only being issued at the request of Company M/s Vanshdeep Builders Private Limited for onward submission to Rajasthan Real Estate Authority (RERA) for Quarterly Progress Reports. The certificate is being issued only for the purpose stated above.

For S A P A & Associates,
Chartered Accountants
FRN: 015262C



Pushendra Agarwal

Pushendra Agarwal
Partner
Membership No. 400594

Place: Jaipur
Dated: 30/04/2025
UDIN: 25400594BMIFCY9845