



DEEPAK S 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	Estimated Amount in Rs.	Incurred amount in Rs. As on 31.03.2025
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,		
	(ii) Amount paid to land owner,	3,03,00,000.00	3,03,00,000.00
	(iii) incidental costs related to acquisition 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 acquisition,		
	(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 Construction as Certified 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		7,13,24,810.00
	Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is 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.		38,70,053.00



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	(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;		-
	Sub-Total of Development Cost	19,00,00,000.00	7,95,67,004.00
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.)		11,25,67,004.00
4	Percentage completion of construction work(As per Project Architect's Certificate)	25%	
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.	35.68%	
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.)		11,25,67,004.00
8	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement as on 31.03.2025		10,00,000.00
9	Net amount which can be withdrawn from separate bank account under this certificate.(Rs.)		11,15,67,004.00

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 : - 25413897BMIYYW9370

Date : 31.03.2025

Place : Udaipur

Yours Faithfully,



Deepak S Goyal & Co.
Chartered Accountants
Firm Reg. No. 022830C

CA Deepak Goyal
M. No. 413897