



**ARUSHI JAIN &
ASSOCIATES**

Chartered Accountants

FRN: 020547C

305, Prestige Residency, Kastiya Lane, Takht-e-Shahi Road,
Jaipur-302004

Mob: 91-99833-75150

E-mail: caarushibagda@gmail.com

FORM R-3

[see regulation 3(4)]

CERTIFICATE BY CHARTERED ACCOUNTANT

Cost Calculation of Real Estate Project (Group Housing Project): Viaan's Radiant

RERA Registration Number: RAJ/P/2024/3420

Sr. No.	Particulars	Estimated Amount in Rs	Incurred Amount in Rs. Till 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 land, (ii) Amount paid to land owner, (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, (iv) Interest on Finance for purchase of land acquisition (v) Property and other taxes, fees, premiums paid.	76,97,224/-	76,97,224/-
	Sub Total of LAND COST	76,97,224/-	76,97,224/-
	(B) Development cost (a)(i) Total cost incurred by promoter towards the on-site expenditure for physical development of project (ii) Fees Payable to the architects, consultants, project manager/staff including engineers, marketing agents, Actual Cost of Construction incurred as per books of accounts as verified by the CA. (Note: for adding 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 pre (i) or (ii) above), i.e. salaries, consultants fees, site overheads, development works, cost of services (including water electricity, sewerage, drainage, layout roads 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, interests etc to any statutory authority. (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.	18,50,00,000/-	1,74,50,000/-





**ARUSHI JAIN &
ASSOCIATES**

Chartered Accountants

FRN: 020547C

305, Prestige Residency, Kastiya Lane, Takht-e-Shahi Road,
Jaipur-302004

Mob: 91-99833-75150

E-mail: caarushibagda@gmail.com

	Sub Total of Development Cost	18,50,00,000/-	1,74,50,000/-
	2. Total Estimated Cost of the Real Estate Project [1(A)+1(b)] of Estimated Column		19,26,97,224/-
	3. Total cost incurred of the Real Estate Project [1(A)+1(B)] of incurred column.		2,51,47,224/-
	4. Percentage of the cost incurred on land.		3.99%
	5. Percentage of the cost incurred on Development Cost.		9.06%
	6. Percentage Completion of construction work (as per Project Engineers' Certificate, R-2)		9.43%
	7. Amount which can be withdrawn from the separate account.		2,51,47,224/-
	8. Less: Amount withdrawn till date of this certificate as per the books of accounts ad bank statement.		00.00/-
	9. Net Amount which can withdrawn from the separate account under this certificate.		2,51,47,224/-

This certificate is being issued for the Group Housing Project **"Viaan's Radiant"** RERA Registration Number **RAJ/P/2024/3420** 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 management of the Promoter.

Date :30.04.2025

Place: Jaipur

UDIN: **25424178BMOXOH2054**

For Arushi Jain & Associates
(Chartered Accountant)

(CA Arushi Jain)

Proprietor

Membership No.: 424178

