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RAVINA ROHIRA & ASSOCIATES
CHARTERED ACCOUNTANTS

FORM R-3
[see Regulation 3(4)]
CERTIFICATE BY CHARTERED ACCOUNTANT

Cost calculation of Real Estate Project : **Central Avenue (Rajasthan Cable Industries Limited)**

RERA Registration Number : **RAJ/P/2021/1556**

S.No (1)	Particulars (2)	Estimated Amount (3)	Incurred Amount (4)
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,	9,10,56,000/-	9,10,56,000/-
	(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		
	(v) litigation costs incurred for land		
	(vi) acquisition,		
	(vii) Property and other taxes, fees, premiums paid.		
	Sub-Total of LAND COST	9,10,56,000/-	9,10,56,000/-
	(B) Development Cost/ Cost of Construction:		
	a) (i) Total cost incurred by promoter towards the onsite expenditure for physical development of the project,		
	(ii) Fees payable to the architects, consultants, project manager/staff including	14,70,00,000/-	2,60,11,000/-

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	<p>engineers, marketing agents</p> <p>(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.</p> <p>b) Payment of Taxes, cess, fees, charges, Approval cost for construction etc. premiums, interest etc. to any statutory Authority.</p> <p>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.</p>		
	Sub-Total of Development Cost	14,70,00,000/-	2,60,11,000/-
2.	Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column.	23,80,56,000/-	
3.	Total Cost Incurred of the Real Estate Project [1(A) + I (B)] of Incurred Column	11,70,67,000/-	
4.	Percentage completion of construction work (as per Project Architect's Certificate)	17.69%	
5.	Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.	38.25%	
6.	Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.	10.93%	
7.	Amount which can be withdrawn from the Separate Account.	11,70,67,000/-	
8.	Less: Amount withdrawn till date of this certificate as per books of accounts and Bank Statements	0/-	



9.	Net Amount which can be withdrawn from the Separate bank account under this certificate.	11,70,67,000/-
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This certificate is being issued for the project **CENTRAL AVENUE**, RERA Registration no. **RAJ/P/2021/1556** in compliance of the provision of section 4(2)(1)(D) of the Act for **30.09.2021** and is based on the records and documents provide before me and explanation provided to us by the management of the Promoter i.e Rajasthan Cables Industries Limited.

UDIN: 21433764AAAAFT1098

Place: Kota

Date: 23.10.2021

For Ravina Rohira & Associates
Chartered Accountants
FRN: 030157C




CA Ravina Rohira
M.No. 433764