



VIKAS S GUPTA & CO.



Chartered Accountants

CB-41, The Essentia, Opp. Power Grid, Bhiwadi- Alwar Road, P.O. Khijuriwas, Dist. Alwar- 301018
Mob. : 9983299484, E-mail : vgca_btp@yahoo.com

FORM R-3

(see Regulation 3(4))

CERTIFICATE BY CHARTERED ACCOUNTANT

Cost Calculation of Real Estate Project :- JAN AAWAS VATIKA

RAJASTHAN RERA Registration Number :- RJ/P/2017/122

CERTIFICATION FOR ELIGIBILITY OF WITHDRAWAL UNDER RERA, 2016 AS ON 31.12.2021

S No. (1)	Particulars (2)	Estimated Amount in (Rs.) (3)	Amount Incurred (Rs.) (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	6,00,00,000.00	4,66,00,000.00
	(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,	12,30,699.00	9,69,940.00
	(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	6,12,30,699.00	4,75,69,940.00
	(B) Development Cost/ Cost of Construction:-		
	(a) (i) Total Cost incurred by promoter towards the on site expenditure for physical development of the project,	262097500	26,55,95,849.71
	(ii) Fees payable to the architects, consultant, project manager/staff including engineers, marketing agents.	43169000	2,10,30,734.00
	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) 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, consumable etc. all costs directly incurred to complete the construction of the entire phase of the project registered.	83254500	7,01,45,317.51
	b. Payment of Taxes, cess, fees, charges, approval cost for construction etc. premiums, interest etc. to any statutory Authority	8017100	58,74,137.67




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	39,65,38,100.00	36,26,46,038.89
2. Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column		45,77,68,799.00
3. Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column		41,02,15,978.89
4. Percentage completion of construction work (as per Project Eng. Certificate)		91.10%
5. Percentage of the Cost incurred on Land Cost to the Total Estimated Cost		10.39
6. Percentage of the cost incurred on construction Cost to the Total Estimated Cost.		79.22
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)		41,02,15,978.89
8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		342224274.00
9. Net Amount which can be withdrawn from the Separate Bank Account under this certificate.		6,79,91,704.89

This certificate is being issued for the project Jan Aawas Vatika (RERA Registration NO. RJ/P/2017/122) in compliance for the provision 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.

DATE. 05.01.2022

Yours Faithfully,
For Vikas S Gupta & Co.


Signature of Chartered Accountant
(Membership No. 404691)
UDIN - 22404691AAAAA5320

