



**Bhardwaj Payas & Co.**

**Form R-3**

Chartered Accountant Certificate as per Sec 3 (4) for withdraw the amount from Specified RERA Account.

Cost Calculation of Real Estate Project :Unique Sapphire

RERA Registration No :RAJ/P/2017/215

This is to certify that the position of cost estimated and incurred till **31.12.2021** is as under:

Based on the records and documents produced before us and explanations provided to us by the management of the **Royal Living Homes P Ltd.** we hereby certify that the amount of **Rs.17372265/-** can be withdrawn from the separate bank accounts as per details below:

**Cost of Real Estate Project Unique Sapphire (Registration Number: RAJ/P/2017/215)**

Sr. No.	Particulars	Amount (in Rs.)	
		Estimated Amount (Rs.)	Incurred Amount (Rs.)
<b>A</b>	<b>Land Cost</b>		
i)	Cost incurred by the promoter whether as an outright purchase, lease charges etc. and includes:		
ii)	Revenue of 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.	35,47,00,000	26,29,62,001
iii)	Amount paid the land owner		
iv)	Incidental Cost related to the acquisition of the land such as stamp duty. Brokerage, settlement cost of litigation, premiums paid to Government authorities related to Land.		
v)	Interest on Finance for purchase of Land.		
vi)	Litigation Cost Incurred for Land Acquisition.		
vii)	Property and other Taxes, fees, premium paid		
	<b>Sub Total of Land Cost (A)</b>	<b>35,47,00,000</b>	<b>26,29,62,001</b>



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B	Development Cost		
a.	(i) Total Cost incurred by the promoter, towards the onsite expenditure for the physical Development of the project. (Actual Cost of construction incurred as per books of accounts as verified by the CA.)	50,44,00,000	35,63,40,645
	(ii) Fees payable to architects, Consultants, Project Manager/Staff including engineers, Marketing Agents Note : For adding to total cost of construction incurred minimum of (i) & (ii) is to be considered		1,55,56,446
	(iii) Onsite Expenditure for development of entire project (Excluding cost of construction as per (i) & (ii) above) ie salaries, consultancy fees, site overhead, 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 project registered.		
b.	Payment of taxes, cess, fees, charges, approval cost for construction etc. premiums, interest etc. to any statutory authority.		1,05,30,984
c.	Principal sum and interest payable to financial institutions, scheduled banks, NBFC, or money lenders on construction funding or money borrowed for construction & Project.		27,80,045
	<b>Sub Total of Development Cost (B)</b>	<b>50,44,00,000</b>	<b>38,52,08,120</b>



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2	Total Estimated cost of the real Estate Project (A + B of Estimated Column)		85,91,00,000
3	Total Cost Incurred of the real Estate Project (A + B of Incurred Column)		64,81,70,121
4	Percentage completion of construction work (As per Project Architect's Certificate)		
5	Percentage completion of <b>construction work</b> (As per Project Engineer Certificate)		76.54%
6	Proportion of the cost incurred of <b>Land Cost</b> to the total estimated cost. (A/2%)		30.61%
7	Proportion of the cost incurred on <b>Land Cost and Development Cost</b> to the total estimated cost (3 / 2 %).		75.45%
8	Eligible Amount can be with Draw from RERA Designated Account (Total Estimated Cost (item No-2) x Proportion of the cost incurred( item no Min of 5 & 6 or Item no 7) *		64,81,70,121
9	Less : Amount withdrawn till date as per last certificate or Total Amount Withdraw from Designated Bank Statement-		63,07,97,856
10	<b>Net Amount which can be withdrawn from the designated bank . (8-9)</b>		<b>1,73,72,265</b>





**Bhardwaj Payas & Co.**

**Note :**

a) This Certificate is being issued for the project Unique Sapphire (RERA Reg No RAJ/P/2017/215) in compliance of the provision of sec. 4(2) (1)(D) of the act and is based on the records and documents produced before me and explanation provided to me by the management of the promoter.

b) This certificate has been provided on the basis of information and clarification given by Management of the firm/Company "Royal Living Homes P Ltd" date 31st Decmeber 2021 .

c) While considering and calculating the % of completion of work and the cost incurred reliance has been placed on the Certificate issued by IDEAS (Architect) and M/s H.R Gwala (Engineer) of the project and declaration given by Management.

d) That the management has declared that the information provided for the preparation of this certificate is correct and it shall be solely responsible for any penal liability in this respect.

e) Management has declared that out of the said designated account no money shall be spent for any other purpose other than the payment for construction cost and land cost of the project "Unique Sapphire"

This certificate has been issued at the request of the management of the company. Above information has been certifying on the basis of information and explanation given to me and records made available with me.

This certificate is not valid without a valid UIDIN(Unique Identification Number).

UIDIN:-22421447AAAABE3439

For Bhardwaj Payas & Co.

Chartered Accountants

FRN. No. -028318C

  
CA Payas bhardwaj

Proprietor

M.No.- 421447

Date:-31/01/2022

Place:- Jaipur

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