



# JAIN DEVESH & ASSOCIATES

Chartered Accountants

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

Cost Calculation of Real Estate Project: **Shubhashray Uptown Phase III**  
RERA Registration Number: **RAJ/P/2021/1530**

| Sr. No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Estimated Amount in Rs. (Approx.) | Incurred Amount in Rs. (Approx.) |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|----------------------------------|
| (1)     | (2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | (3)                               | (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.                                                                                                                                                                                                                                                                                       | 26,97,378                         | 26,97,378                        |
|         | (ii) Amount paid to land owner                                                                                                                                                                                                                                                                                                                                                                                                                                                   | NA                                | NA                               |
|         | (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.                                                                                                                                                                                                                                                                                                    | NA                                | NA                               |
|         | (iv) Interest on Finance for purchase of land                                                                                                                                                                                                                                                                                                                                                                                                                                    | NA                                | NA                               |
|         | (v) Litigation cost incurred for land acquisition,                                                                                                                                                                                                                                                                                                                                                                                                                               | NA                                | NA                               |
|         | (vi) Property and other taxes, fees, premium paid.                                                                                                                                                                                                                                                                                                                                                                                                                               | NA                                | NA                               |
|         | <b>Sub-Total of LAND COST</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>26,97,378</b>                  | <b>26,97,378</b>                 |
|         | (B) Development Cost/ Cost of Construction:                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                   |                                  |
|         | a. (i) Total cost incurred by promoter towards the onsite expenditure for physical development of the project.                                                                                                                                                                                                                                                                                                                                                                   | 3,60,31,257                       | 3,49,50,319                      |
|         | (ii) Fees payable to architects, consultants, project manager/staff including engineers, marketing agents.                                                                                                                                                                                                                                                                                                                                                                       | 33,00,000                         | 2,36,812                         |
|         | Actual cost of construction incurred as per the books of accounts as verified by CA.                                                                                                                                                                                                                                                                                                                                                                                             | -                                 | -                                |
|         | Note : (For adding to total cost of construction incurred minimum of (i) or (ii) is to be considered)                                                                                                                                                                                                                                                                                                                                                                            |                                   |                                  |
|         | (iii) Onsite 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's, including its hire & maintenance cost, consumables etc. All costs directly incurred to complete the construction of entire phase of the project registered. | 32,28,000                         | 24,21,000                        |



|  |                                                                                                                                                                                                                     |                                |                    |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------|
|  | b. Payment of Taxes, cess, fees, charges, approval cost for construction, premiums, interest etc. to any statutory authority.                                                                                       | 15,48,438                      | 9,11,734           |
|  | c. Principal sum and interest payable to financial institutions, scheduled Banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction of Project. | -                              | -                  |
|  | <b>Sub-Total of DEVELOPMENT COST</b>                                                                                                                                                                                | <b>4,41,07,695</b>             | <b>3,85,19,865</b> |
|  | 2. Total Estimated cost of the real estate project [1(A) + 1(B)] of Estimated Column.                                                                                                                               | 4,68,05,073                    |                    |
|  | 3. Total Cost incurred of the Real estate Project [1(A) + 1(B)] of Incurred Column.                                                                                                                                 | 4,12,17,243                    |                    |
|  | 4. Percentage completion of construction work (as per project architects certificate)                                                                                                                               | As per Architect's Certificate |                    |
|  | 5. Percentage of Cost incurred on Land cost to the Total Estimated cost.                                                                                                                                            | 5.76%                          |                    |
|  | 6. Percentage of cost incurred on Construction cost to the Total Estimated cost.                                                                                                                                    | 82.30%                         |                    |
|  | 7. Amount which can be withdrawn from the Separate Account. (to be calculated as below)<br>Total Estimated Cost (item 2 above) X Total % of cost incurred (as mentioned at item 5 & 6)                              | 4,12,17,243                    |                    |
|  | 8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.                                                                                                            | 4,11,71,367                    |                    |
|  | 9. Net Amount which can be withdrawn from the separate Bank Account under this certificate.                                                                                                                         | 45,876                         |                    |

This certificate is being issued for the project **Shubhashray Uptown Phase-III**, RERA registration No. **RAJ/P/2021/1530**, in compliance of the provisions of section 4 (2) (I) (D) of the Act and is based on the records and documents produced before me & explanations provided to me by the management of the Promoter.

Date: - 29<sup>th</sup> October, 2024

Place: - Faridabad

UDIN: - 24572430BKFJXZ5713

For JAIN DEVESH & ASSOCIATES

Chartered Accountant

FRN: 041210N



CA Devesh Jain  
Proprietor  
M.No. 572430

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