**FORM R-3**

[see Regulation3(4)]

## CERTIFICATE BY CHARTERED ACCOUNTANT

Cost calculation of Real Estate Project - SPACE VILLAS

RERA Registration Number - RAJ/P/2023/2600

| Sr. No | Particulars | Estimated Amount | Incurred amount |
|---|---|---|---|
| # | (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 | | |
| | (ii) amount paid to land owner, | ₹ 8,50,00,000 | ₹ 6,58,73,306 |
| | (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, | | ₹ 10,80,791 |
| | (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** | ₹ 8,50,00,000 | ₹ 6,69,54,097 |
| | **(B) Development Cost/ Cost of Construction:** | | |
| | (a)(i) Total cost incurred by promoter towards the on site expenditure for physical development of the project, | ₹ 18,50,00,000 | ₹ 20,65,71,418 |
| | (ii) Fees payable to the architects, consultants, project manager/staff including engineers, marketing agents | | ₹ 42,91,798 |
| | (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. | | ₹ 29,21,336 |
| | (b) Payment of Taxes, cess, fees, charges, Approval cost for construction etc. premiums, interest etc. to any statutory Authority. | | ₹ 8,74,419 |
| | (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. | | ₹ 23,25,498 |
| | **Sub-Total of Development Cost** | ₹ 18,50,00,000 | ₹ 21,69,84,470 |

| | | |
|---|---|---|
| 2 | Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column. | ₹ 27,00,00,000 |
| 3 | Total Cost Incurred of the Real Estate Project [1(A) + I (B)] of Incurred Column | ₹ 28,39,38,567 |
| 4 | Percentage completion of construction work (as per Project Architect's Certificate) | |
| 5 | Percentage of the Cost incurred on Land Cost to the Total Estimated Cost. | 24.80% |
| 6 | Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost. | 80.36% |
| 7 | Amount which can be withdrawn from the Separate Account. | ₹ 28,39,38,566.50 |
| 8 | Less: Amount withdrawn till date of this certificate as per books of accounts and Bank Statements | ₹ 15,14,69,308.17 |
| 9 | Net Amount which can be withdrawn from the Separate bank account under this certificate. | ₹ 13,24,69,258.33 |

Total cost incurred of the Real Estate Project, as reported above, are up to 30.06.2025

This certificate is being issued for the project **SPACE VILLAS** RERA Registration no. **RAJ/P/2023/2600** in compliance of the provision of section 4(2)(1)(D) of the Act and is based on the records and documents provide before me and explanation provided to me by the management of the Promoter **"One Realty Group"** for the period Quarter ended on 30.06.2025.

**Note:- Amount withdrawn till date of this certificate as per books of accounts taken 100% in ICICI Bank Ltd and amount consider 70% for this certificate and Expenses Regrouping in above heads as compare to last QTR Certificate for better clarity.**

Your Faithfully
For N M V A & Associates LLP
Chartered Accountants
FRN - C400069

DATE: 28-07-2025
PLACE: JAIPUR

(CA Mukesh Jandu)
(Partner)
M.No. 430391
UDIN- **25430391BMOUYK5266**