



**FORM R-3**

[see regulation 3(4)]

**CERTIFICATE BY CHARTERED ACCOUNTANT**

**Cost Calculation of Real Estate Project (Plotted Development) : Kedia's The Oxygen**

**RERA Registration Number: RAJ/P/2019/1132**

Sr. No.	Particulars	Estimated Amount in Rs	Incurred Amount in Rs
(1)	(2)	(3)	(4)
1	<p>1. (A) Land Cost :</p> <p>(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 land,</p> <p>(ii) Amount paid to land owner ,</p> <p>(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,</p> <p>(iv) Interest on Finance for purchase of land acquisition</p> <p>(v) Property and other taxes, fees, premiums paid.</p> <p>(Note :-Estimated Cost 19,44,86,250 mentioned in RERA Summary which is segregated in three phases so calculation are made as per area segregated)</p>	12,85,00,000/-	12,85,00,000/-
	<b>Sub Total of LAND COST</b>	<b>12,85,00,000/-</b>	<b>12,85,00,000/-</b>
	<p><b>(B) Development cost</b></p> <p>(a)</p> <p>(i) Total cost incurred by promoter towards the on site expenditure for physical development of project</p> <p>(ii) Fees Payable to the architects, consultants, project manager/staff including engineers, marketing agents,</p> <p>Actual Cost of Construction incurred as per books of accounts as verified by the CA.</p> <p>(Note: for adding total cost of construction incurred, minimum of (i) or (ii) is to be considered).</p> <p>(iii) On Site Expenditure for development of entire project (excluding cost of construction as pre (i) or (ii) above), i.e. salaries, consultants fees, site overheads, development works, cost of services (including water electricity, sewerage, drainage, layout roads 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, interests 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 &amp; Project.</p>	25,00,00,000/-	11,25,03,680/-
	<b>Sub Total of Development Cost</b>	<b>25,00,00,000/-</b>	<b>11,25,03,680</b>

For-Heena Soni & Associates

FRN : 031258C

CHARTERED ACCOUNTANTS

CA HEENA SONI  
M. No. 454028

2. Total Estimated Cost of the Real Estate Project [1(A)+1(b)] of Estimated Column	37,85,00,000/-
3. Total cost incurred of the Real Estate Project [1(A)+1(B)] of incurred column.	24,10,03,680/-
4. Percentage completion of development work ( as per Project R-2 certificate)	45.00%
5. Percentage of the cost incurred on land cost to the estimated cost.	33.95%
6. Percentage of the cost incurred on Development Cost to the Total Estimated Cost.	29.72%
7. Amount which can be withdrawn from the separate account. (To be Calculated as Below) Total Estimated Cost (item 2 above ) * total percentage of cost incurred ( as mentioned at item 5 & 6)	24,10,03,680/-
8. Less: Amount withdrawn till date of this certificate as per the books of accounts ad bank statement.	19,16,09,513/-
9. Net Amount which can withdrawn from the separate account under this certificate.	4,93,94,167/-

This certificate is being issued for the Group Housing Project “Kedia’s The Oxygen” RERA Registration Number **RAJ/P/2019/1132** in compliance of the provisions 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 as on 31-12-2020 by management of the Promoter.

Date :29-07-2021

Yours faithfully,

Place: Jaipur

UDIN: 21454028AAAAAM4404

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