



# GOPAL SHARMA & CO.

## CHARTERED ACCOUNTANTS



### FORM R-3

[Regulation 11(3)(i)(c)]

#### Chartered Accountant Certificate

Cost calculation of Real Estate Project **Park View Apartments By Soni's**  
RERA Registration Number **RAJ/P/2024/3354**

Sr. No.	Particulars	Estimated Amount in Rs.as on 31.03.2025	Incurred Amount in Rs. As on 31.03.2025
<b>1.A</b>	<b>Land cost</b>	9,84,00,000.00	
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.	0.00	0.00
ii	Amount paid to land owner.	0.00	9,11,00,000.00
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.	0.00	68,34,800.00
iv	Interest on finance for purchase of land.	0.00	0.00
v	Litigation costs incurred for land acquisition.	0.00	0.00
vi	Property and other taxes, fees, premiums paid.	0.00	0.00
	<b>Sub-Total of LAND COST</b>	<b>9,84,00,000.00</b>	<b>9,79,34,800.00</b>
<b>1.B</b>	<b>Development Cost/Construction Cost incurred</b>	13,54,00,000.00	-
(a).i	Estimated cost of construction as certified by the Engineer	-	
(a).ii	Actual Cost of construction incurred as per the books of accounts as verified by the CA. Note: (for adding total cost construction incurred, minimum of (i) or (ii) is to be considered)	-	2,45,96,207.72 2,45,96,207.72
(a).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	-	21,04,340.21
(b)	Payment of Taxes, cess, fees, charges, Approval cost for construction etc. premiums, interest etc. to any statutory authority.	-	1,38,060.32
(c)	Principal sum and interest payable to financial institutions, schedule banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction and projects.	-	18,51,801.00
	<b>Sub-Total of Development Cost</b>	<b>13,54,00,000.00</b>	<b>2,86,90,409.25</b>
<b>2</b>	<b>Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column</b>	<b>23,38,00,000.00</b>	
<b>3</b>	<b>Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column</b>	<b>12,66,25,209.25</b>	
<b>4</b>	<b>Percentage completion of Construction Work (as per Project Architect's Certificate)</b>	<b>-</b>	
<b>5</b>	<b>Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.**</b>	<b>41.89%</b>	

6	Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost. **	12.27%
7	Amount Which can be withdrawn from the RERA Retention Account (Total Estimated Cost * Percentage of cost incurred)	12,66,25,209.25
8	Less: Amount withdrawn till date of this certificate as per the Books of accounts and bank statement since inception of the project	-
9	Net Amount which can be withdrawn from the Separate Bank Account under this certificate	12,66,25,209.25

This certificate is being issued for the Project **Park View Apartments By Soni's (RERA Registration No. RAJ/P/2024/3354)** in compliance of 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 **Nehal Maheshwari**.

Date: 24-04-2025

Place: Jaipur

Your Faithfully

For Gopal Sharma And Company

Amit Kumar Kedia

(Partner)

(Membership No.:408488)

UDIN:25408488BMJBIU4803