

LOKESH SHARMA & ASSOCIATES
Chartered Accountants



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FORM R-3

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

CERTIFICATE BY CHARTERED ACCOUNTANT

Cost calculation of Real Estate Project "**HAPPY RESIDENCY**" (as on 30/06/2025) developed by
Happy Realearth LLP RERA Registration Number - **RAJ/P/2025/3541**

Sr. No.	Particulars	Estimated Amount in Rs.	Incurred amount in Rs.
(1)	(2)	(3)	(4)
1	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. (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, (iv) interest on finance for purchase of land (v) litigation costs incurred for land acquisition, (vi) Property and other taxes, fees, premium paid.	Nil 4,53,92,640/- 55,00,274/- Nil Nil Nil	Nil 4,53,92,640/- 55,00,274/- Nil Nil Nil
	Sub-Total of LAND COST	5,08,92,914/-	5,08,92,914/-



(B) Development Cost/ Cost of construction: (a)(i) Estimated cost of construction Rs. 5,15,00,000/- as verified by Engineer. (ii) Actual Cost of construction incurred as per the books of accounts are Rs. 3,27,02,500/- as verified by the CA. Note: (for adding to the total cost of construction incurred, Minimum of (i) of (ii) is to be considered) (iii) Fees payable to the architects, consultants, project manager/staff including engineers, marketing agents, (iv) On- site expenditure for development of entire project (excluding cost of construction as per (i) or (iii) 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 cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered. (b) Payment of Taxes, cess, fees, charges, Approval cost for construction etc. premium, interest etc. to any statutory authority. (c) Principle 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.	6,50,00,000/-	3,27,02,500/- 1,35,159/- 32,81,992/-
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Sub-Total of Development Cost	6,50,00,000/-	3,61,19,651/-
2. Total Estimated Cost of the Real Estate Project [1(A) + 1 (B)] of Estimated Column.	Rs. 11,58,92,914/-	
3. Total Cost incurred of the Real Estate Project [1(A) + 1 (B)] of Incurred Column.	Rs. 8,70,12,565/-	
4. Percentage completion of Construction work (as per Project Architect's Certificate).	65.00%	
5. Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.	43.91% (approx.)	
6. Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.	31.17% (approx.)	
7. Amount which can be withdrawn from the Separate Account. (to be calculated as below) Total Estimated Cost (item 2 above) x total percentage of cost incurred (as mentioned at item 5 & 6)	Rs. 8,70,12,565/-	
8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement since inception of the project (This shall also include 70% of the amounts already realized till date and not provided in the Separate Bank Account).	Rs. 1,51,21,967/-	
9. Net Amount which can be withdrawn from the Separate Bank Account under this certificate.	Rs. 7,18,90,598/-	

This certificate is being issued for the Project "**HAPPY RESIDENCY**" (RERA Registration No. **RAJ/P/2025/3541**) 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 by the management of the Promoter and there is no lien or charge on RERA retention account related to above mentioned project.

Yours Faithfully,
For LOKESH SHARMA & ASSOCIATES
Chartered Accountant
(Firm Reg No.: 0026127C)

(Lokesh Kumar Sharma)
PROP.
Membership No: 416885
Date 30/06/2025



Place - Jaipur
UDIN- 25416885BMODAS3798