



# AGARWAL LODHKA & CO.

Chartered Accountant

## Form R-3

Chartered Accountant Certificate as per Sec 3 (4) for withdraw the amount from Specified RERA Account.

Cost Calculation of Real Estate Project :Unique Apex Tower Phase-1  
RERA Registration No :RAJ/P/2017/453

This is to certify that the position of cost estimated and incurred till **30th Sep 2022** is as under:

Based on the records and documents produced before us and explanations provided to us by the management of the **Mantra Life Style Homes Pvt Ltd.** we hereby certify that the amount of Rs. **25,75,383/-** can be withdrawn from the separate bank accounts as per details below:

**Cost of Real Estate Project Unique Apex Tower Phase-I (Registration Number: RAJ/P/2017/453)**

Sr. No.	Particulars	Amount (in Rs.)	
		Estimated Amount (Rs.)	Incurred Amount (Rs.)
<b>A</b>	<b>Land Cost</b>		
i)	Cost incurred by the promoter whether as an outright purchase, lease charges etc. and includes:		
ii)	Revenue of 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.	306,400,000	205,286,566
iii)	Amount paid the land owner		
iv)	Incidental Cost related to the acquisition of the land such as stamp duty. Brokerage, settlement cost of litigation, premiums paid to Government authorities related to Land.		
v)	Interest on Finance for purchase of Land.		
vi)	Litigation Cost Incurred for Land Acquisition.		
vii)	Property and other Taxes, fees, premium paid		
	<b>Sub Total of Land Cost (A)</b>	<b>306,400,000</b>	<b>205,286,566</b>
<b>B</b>	<b>Development Cost</b>		
a.	(i) Total Cost incurred by the promoter, towards the onsite expenditure for the physical Development of the project. (Actual Cost of construction incurred as per books of accounts as verified by the CA.)	437,500,000	257,562,577

Head Office: Office No. 302, Yogi Darshan Apartment, Atop Nagar, Nr. Vidhya Bharti School, Bhatar Road, Surat - 395017  
Branch Office: Plot No-19, Pawanpuri, Murlipura Scheme, Jaipur-Rajasthan-302013  
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	(ii) Fees payable to architects, Consultants, Project Manager/Staff including engineers , Marketing Agents Note : For adding to total cost of construction incurred minimum of (i) & (ii) is to be considered		Included in a(i)
	(iii) Onsite Expenditure for development of entire project (Excluding cost of construction as per (i) & (ii) above) ie salaries, consultancy fees, site overhead, development works, cost of services including water electricity ,sewerage, drainage, layout roads etc.) Cost of Machineries and equipment including its hire and maintenance costs, consumable etc. All costs directly incurred to complete the construction of the entire phase of project registered.		Included in a(i)
b.	Payment of taxes ,cess, fees, charges , approval cost for construction etc. premiums , interest etc. to any statutory authority.		19,689,323
c.	Principal sum and interest payable to financial institutions, scheduled banks, NBFC, or money lenders on construction funding or money borrowed for construction & Project.		-
	<b>Sub Total of Development Cost (B)</b>	<b>437,500,000</b>	<b>277,251,901</b>
2	Total Estimated cost of the real Estate Project (A + B of Estimated Column)		<b>743,900,000</b>
3	Total Cost Incurred of the real Estate Project (A + B of Incurred Column)		<b>482,538,467</b>
4	Percentage completion of construction work (As per Project Architect's Certificate)		As per Certificate
6	Proportion of the cost incurred of <b>Land Cost</b> to the total estimated cost. (A/2%)		27.60%
7	Proportion of the cost incurred on <b>Land Cost and Development Cost</b> to the total estimated cost (3 / 2 %)		64.87%
8	Eligible Amount can be with Draw from RERA Designated Account (Total Estimated Cost (item No-2) x Proportion of the cost incurred(5+6)		482,538,467
9	Less : Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement.		479,963,084
10	<b>Net Amount which can be withdrawn from the designated bank . (8-9)</b>		<b>2,575,383</b>

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**Note :**

a) This Certificate is being issued for the project Unique Apex Tower -Phase-I (RERA Reg No RAJ/P/2017/453) in compliance of the provision of sec. 4(2) (1)(D) of the act and is based on the records and documents produced before me and explanation provided to me by the management of the promoter.

b) This certificate has been provided on the basis of information and clarification given by Management of the firm/Company "Mantra Lifestyle Homes Pvt. Ltd. " dated 30th Sep,2022

c) While considering and calculating the % of completion of work and the cost incurred reliance has been placed on the Certificate issued by Architect and Engineer of the project and declaration given by Management.

d) That the management has declared that the information provided for the preparation of this certificate is correct and it shall be solely responsible for any penal liability in this respect.

e) Management has declared that out of the said designated account no money shall be spent for any other purpose other than the payment for construction cost and land cost of the project "Unique Apex Tower-Phase-I"

This certificate has been issued at the request of the management of the company. Above information has been certifying on the basis of information and explanation given to me and records made available with me.

For M/s Agarwal Lodhka & Co.

*Rajesh Kumar*



Chartered Accountants

(Partner : CA Rajesh Kumar Agarwal)

Membership Number: 510409

Firm Reg No-143775W

Place : Jaipur

Date :29th Oct,2022

UDIN :22510409BBGFAP2498

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