



PANKAJ KUMAR JAIN

Chartered Accountant

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FORMR- 3

[see Regulation3(4)]

CERTIFICATE BY CHARTERED ACCOUNTANT

This Certificate is issued for cost estimation and cost incurred for the period of 01st April 2023 to 30th June 2023 for the company Ram Krishian Colonizers And Developers Private Limited having RERA Registration no RAJ/P/2020/1228

Sr	Particulars	Estimated Amount	Incurred Amount
(1)	(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, (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, premiums paid.	₹ 63,613,000	₹ 63,134,840
	Sub-Total of LAND COST	₹ 63,613,000	₹ 63,134,840
	(B) Development Cost/ Cost of Construction: (a)(i) Total cost incurred by promoter towards the on site expenditure for physical development of the project, (ii) Fees payable to the architects, consultants, project manager/staff including engineers, marketing agents (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. (b) Payment of Taxes, cess, fees, charges, Approval cost for construction etc. premiums, interest etc. to any statutory Authority. (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.	₹ 15,500,000	₹ 1,815,115
	Sub-Total of Development Cost	₹ 15,500,000	₹ 1,815,115

2	Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column.	₹ 79,113,000.00
3	Total Cost Incurred of the Real Estate Project [1(A) + I (B)] of Incurred Column	₹ 64,949,955.00
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 Land Cost.	99.25%
6	Percentage of the Cost incurred on Construction Cost to the Total Estimated Development Cost.	11.71%
7	Amount which can be withdrawn from the Separate Account.	₹ 64,949,955.00
8	Less: Amount withdrawn till date of this certificate as per books of accounts and Bank Statements	₹ 2,686,962.00
9	Net Amount which can be withdrawn from the Separate bank account under this certificate.	₹ 62,262,993.00

Note:-

Based on the information and document provided to us , we form following observations :-

- 1) This certificate is being issued for the project **SHREE GANESH VATIKA**, RERA Registration no. **RAJ/P/2020/1228** in compliance for the period upto **30th June 2023** 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.
- 2) That we have received all information and explanation which are necessary for this certificate.
- 3) That the amount withdrawn by promoter from the separate bank is in proportion to the percentage completion of project.
- 4) That the amount withdrawn for construction purpose till the the date of certificate are as per books of account and bank statement.

Your Faithfully

DATE: 19.07.2023
PLACE: JAIPUR

CA Pankaj Kumar Jain
Membership No: 429624
RERA/P/07/2023/257
UDIN:23429624BGTIBX7823

**PROJECT: SHREE GANESH
VATIKA**

Annexure -A

S. No.	Particulars	Amount
1	Total Amount which is withdrawn from the Designated RERA Account (as per bank account)	₹ 240,057
2	Less:- Amount which is withdrawn from the Separate Account but should not consider as withdrawl. (Bank Charges, amount refund to allottee against booking)	₹ 55,057
3	Less :- Total Fund which was not under statutory obligation but deposited in RERA Account for project.	₹ 65,038
Amount which is considered as withdrawn from RERA A/c. (1-2-3=4)		₹ 119,962

Note:- The amount shown in pt. no 4 is the amount which is excessively deposited by the promoter over and above his deposit liability i.e. 70% of total collection of booking.