

**FORM R-3**

[See Regulation 3(4)]

**CERTIFICATE BY CHARTERED ACCOUNTANT (On Letter Head)**

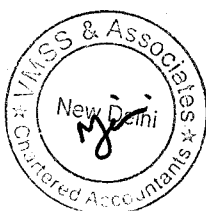
(to be uploaded by the Promoter on his webpage on the RERA website before withdrawal of money from separate account)

Cost calculation of Real Estate Project : **Ashiana Nitara Phase 2**  
RERA Registration Number : **RAJ/P/2025/3468**

Sr. No.	Particulars	Estimated Amount (Rs.)	Amount Incurred till 31.03.2025 (Rs.)
1	2	3	4
1	<b>1. (A) Land Cost :</b> (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.	28,58,14,331	2,00,83,644
	<b>Sub – Total of LAND COST 1. (A)</b>	28,58,14,331	2,00,83,644
	<b>(B) Development Cost / Cost of Construction</b> (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, Actual Cost of construction incurred as per the books of accounts as verified by the CA. Note : (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered). (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, consumable etc. All costs directly incurred to complete the construction of the entire phase of the project registered. b. Payment of Taxes, cess, fees, charges, Approveal 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.	45,54,91,727 78,54,150 24,00,76,232 6,67,60,275	7,09,417 1,81,919 7,03,78,132 94,82,181
	<b>Sub-Total of Development Cost 1. (B)</b>	77,01,82,384	8,07,51,650
2	<b>Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column.</b>		1,05,59,96,715
3	<b>Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column.</b>		10,08,35,294
4	<b>Percentage completion of construction work (as per Project Architect's Certificate)</b>	As per enclosed Architect's certificate dated 21.04.2025	
5	<b>Percentage of the Cost incurred on Land cost to the Total Estimated Cost.</b>		2%
6	<b>Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.</b>		8%
7	<b>Amount which can be withdrawn from the Separate Account. (to be calculated as below)</b> <b>Total Estimated Cost (item 2 above) x total percentage of cost incurred (as mentioned at item 5 &amp; 6)</b>		10,08,35,294
8	<b>Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.</b>		6,25,55,000
9	<b>Net Amount which can be withdrawn from the Separate Bank Account under this certificate.</b>		3,82,80,294

Note: - Amount which can be withdrawn from the separate RERA bank account (Point 7 above) includes the amount that has been refunded to applicants on non allotment of units. The company had collected (Net) Rs. 6,37,31,985 from the applicants along with Expression of Interest( EOI) which was deposited in master collection account and out of which Rs. 26,21,000 was refunded to the applicants due to non-allotment. 70% of the said refund amounts i.e Rs. 18,34,700 has been included in the Development cost and this has increased the amount which can be withdrawn from separate RERA Bank account and has been allowed to be withdrawn through this certificate in terms of RERA.

This certificate is being issued for the Project **Ashiana Nitara Phase 2** (RERA Registration Number : **RAJ/P/2025/3468**) 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.



Place: New Delhi  
Date: 24th April, 2025

For VMSS & Associates  
Chartered Accountants  
Firm Registration No: 328952E

*Mahendra Jain*  
Mahendra Jain  
Partner  
Membership No: 413904

UDIN: 25413904BMMIEJ756C