



**Form R-3**  
[See Regulation 3(4)]

**CHARTERED ACCOUNTANT'S CERTIFICATE**

Cost calculation of Real Estate Project: **VINAYAK UTSAV**

RERA Registration Number: **RAJ/P/2024/3064**

S.No.	Particulars	Estimated Amount in Rs.	Incurred Amount in Rs.
<b>I.A</b>	Land cost as per rule	-	-
(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 paid to land owner.	-	-
(ii)	amount paid to land owner,	20,700,000	20,672,600
(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 in finance for purchase of land	-	-
(v)	litigation costs incurred for land acquisition	-	-
(vi)	property and other taxes, fees, premium paid	-	-
	<b>Sub-Total of Land Cost</b>	<b>20,700,000</b>	<b>20,672,600</b>
<b>I.B</b>	Development Cost/ Cost of Construction :	-	-
(i)	Total cost incurred by promoter towards the of the site expenditure for physical development of the project,	80,000,000	-



	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 total cost construction incurred, minimum of (i) or (ii) is to be considered.	-	-
(ii)			
(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 project registered.	-	36,547,396.58
(b)	Payment of taxes, cess, fees, charges, Approval cost for construction etc. premiums, interest etc, to any statutory Authority	-	1,466,154.00
(c)	Principal sum and interest payable to financial institution, schedule banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction & Project.	-	2,266,714.00
	<b>Sub-Total of Development Cost</b>	<b>80,000,000</b>	<b>40,280,265</b>
2	Total Estimated Cost of Real Estate Project [I(A) + I(B)] of Estimated Column		100,700,000
3	Total Cost Incurred of Real Estate Project [I(A) + I(B)] of Incurred Column		60,952,865
4	Percentage completion of construction work (as per Project Architect's Certificate)		-



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Chartered Accountants

5	Percentage of the cost incurred on land cost of the total estimated cost	20.53%
6	Percentage of the cost incurred on Construction Cost to the Total Estimated Cost	40.00%
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)	60,952,865
8	Less Amount withdrawn till date of this certificate as per the books of accounts and bank statement	0
9	Net Amount which can be withdrawn from separate bank account under this certificate.	60,952,865

Total cost incurred of the Real Estate Project, as reported above, are up to 30.09.2024.

This certificate is being issued for the Project " VINAYAK UTSAV " (RERA registration no. **RAJ/P/2024/3064** in compliance of the provisions of section 4(2)(I)(D) of the Act and is based on the unaudited books of accounts, records and documents produced before me and explanations provided to me by the management of the Promoter "VINAYAK REAL ESTATE" for the period quarter ended 30<sup>TH</sup> SEPTEMBER 2024.



Yours Faithfully,  
For Praneti Agarwal and co  
Chartered Accountants

CA Praneti Agarwal  
FRN: 035433C  
UDIN: 24432257BKGWCW7400  
Date: 05/11/2024  
Place: Jaipur