

Agarwal Singh & Madhur

chartered accountants

FORM R-3
(As per Regulation 3(4))

CERTIFICATE

Cost calculation of Real Estate Project Saavyas
RERA registration Number RAJ/P/2017/186.

(All Figures in Crores)

Sr. No.	Particulars	Estimated Amount in	Incurred Amount in
(1)	(2)	(3)	(4)
1	(A) Land Cost:		
	(i) Revenue or area share given to landowner 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 landowner,	5.32	5.32
	(iii) incidental costs related to acquisition of land such as stamp duty, brokerage settlement cost of litigation, premium paid to government authorities related to land,	0.11	0.11
	(iv) interest on finance for purchase of land,	-	-
	(v) litigation cost incurred for land acquisition,	-	-
	(vi) property and other taxes, fees, premiums paid.	-	-
	Sub Total of LAND COST	5.43	5.43



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	<p>(B) Development Cost/ Cost of Construction</p> <p>(a)</p> <p>(i) Total Cost Incurred by promoter towards the onsite expenditure for physical development of the project,</p> <p>(ii) Fees payable to the architects, consultants, projects manager/staff including engineers, marketing agents,</p> <p>Actual Cost of construction incurred as per books of accounts as verified by a Chartered Accountant. Note: (For Adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered).</p> <p>(iii) project (excluding cost of Construction as per (i) & (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.</p> <p>(b) Payment of Taxes, Cess, Fees, Charges, Approval Cost for Construction etc. premiums, interest etc. to any Statutory Authority.</p> <p>(c) Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions(NBFC) or money lenders on construction funding or money borrowed for construction & Project.</p>	31.57	29.39
	Sub-Total of Development Cost	31.57	29.39



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2	Total Estimated Cost of the Real Estate Project [1(A)+(B)] of Estimated Column.	37.00
3	Total Cost Incurred of the Real Estate Project [1(A)+(B)] of Incurred Column.	34.81
4	Percentage completion of Construction work (as per Project Architect's Certificate.	As per Certificate attached
5	Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.	14.67
6	Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.	79.43
7	Amount which can be withdrawn from the separate Account. (to be calculated as below) Total Estimated Cost (item 2 above) * total percentage of cost incurred (as mentioned at item 5 & 6).	34.81
8	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	28.95
9	Net Amount which can be withdrawn from the separate Bank Account under this certificate	5.86

This certificate is being issued for the project **Saavyas** (RERA Registration No **RAJ/P/2017/186**) in compliance of the provisions of Section 4(2)(1)(D) of the act and is based on records and documents produced before me and explanations provided to me by the management of the promoter.

Yours Faithfully

30 January 2024

For Agarwal Singh & Madhur
Chartered Accountants
FRN:035370C


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