

FORM R-3

[see Regulation11(3)(i)(c)]

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 - M/S SHRI ANAND DEVELOPERS

RERA Registration Number - RAJ/P/2024/3451

Sr No.	Particulars	Estimated Amount in (Rs.)	Amount Incurred till 31.12.24 in (Rs.)
(1)	(2)	(3)	(4)
1	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.	43,52,300	43,52,300
	Sub-Total of LAND COST 1.(A)	43,52,300	43,52,300
	(B) Development Cost/ Cost of Construction	2,50,00,000	70,32,350
	(a) (i) Estimated Cost of Construction as certified by Engineer. (ii) 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, 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.		
	Sub-Total of Development Cost 1. (B)	2,50,00,000	70,32,350
2	Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column.		2,93,52,300
3	Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column.		1,13,84,650
4	Percentage completion of construction work (as per Project Architect's Certificate)	As per Architect's Certificate	
5	Percentage of the Cost Incurred on Land Cost to the Total Estimated Cost.	15%	
6	Percentage of the Cost Incurred on Construction Cost and other cost to the Total Estimated Cost.	24%	
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)		1,13,84,650
8	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement since inception of the project (This shall also include 70% of the amounts already realized till date and not provided in the separate bank account).		
9	Net Amount which can be withdrawn from the Separate Bank Account under this certificate.		1,13,84,650

This certificate is being issued for the Project M/s Shri Anand Developers (RERA Registration No. - RAJ/P/2024/3451) in compliance of the provisions of section 4 (2) (I) (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.

The reliance has been placed on the certificate issued by the Project Architect and Project Engineer along with the declaration, explanation and information furnished by the management of the Promoter.

Total Cost incurred on the real estate project is the breakup between land cost incurred and construction cost incurred.

Place : Sri Ganganagar
Date : 02.01.25
UDIN : 25441431BMOIEY1021



For AGGARWAL AKASH & CO
Chartered Accountants
Firm Registration No. 026084C

AKASH AGGARWAL
Proprietor
Membership No.: 441431