

**FORM R-3**

**[See Regulation 3(4)]**

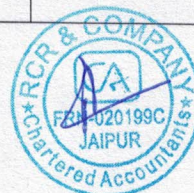
**CERTIFICATE BY CHARTERED ACCOUNTANT**

(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 “**Riyasat Kunj**” developed by **RIYASAT INFRA DEVELOPERS PVT. LTD.**

RERA Registration Number - **RAJ/P/2023/2356**

Sr. No.	Particulars	Estimated Amount in Rs.	Incurred amount in Rs. (Upto 25.05.2023)
(1)	(2)	(3)	(4)
1	<p>1. (A) Land Cost :</p> <p>(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,</p> <p>(ii) amount paid to land owner.</p> <p>(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,</p> <p>(iv) interest on finance for purchase of land</p> <p>(v) litigation costs incurred for land acquisition,</p> <p>(vi) Property and other taxes, fees, premium paid.</p>	<p>12,40,00,000/-</p> <p>1,09,12,300/-</p> <p>Nil</p> <p>Nil</p> <p>Nil</p>	<p>12,40,00,000/-</p> <p>1,09,12,300/-</p> <p>Nil</p> <p>Nil</p> <p>Nil</p>
	<b>Sub-Total of LAND COST</b>	<b>13,49,12,300/-</b>	<b>13,49,12,300/-</b>





# RCR & Company

Chartered Accountants

21-C, Barwara House, Civil Lines

Ajmer Road, Jaipur, Raj - 302006

①+91-99290 61115

Email ID: carajatkacholia@gmail.com

	(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, Actual Cost of construction incurred as per the books of accounts as verified by the CA.  <b>Note:</b> (for adding to the total cost of construction incurred), minimum of (i) of (ii) is to be considered).	10,00,00,000/-	5,83,04,796/-
	Sub-Total of Development Cost	10,00,00,000/-	5,83,04,796/-
	2. Total Estimated Cost of the Real Estate Project [1(A) + 1 (B)] of Estimated Column.	Rs. 23,49,12,300/-	
	3. Total Cost incurred of the Real Estate Project [1(A) + 1 (B)] of Incurred Column.	Rs. 19,32,17,096/-	
	4. Percentage completion of Construction work (as per Project Architect's Certificate).	100%	
	5. Percentage of the Cost incurred on Land Cost to the Total Estimated Cost.	57.43 %	
	6. Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.	24.81%	
	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)	Rs. 19,32,17,096/-	





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8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	Rs. 17,36,52,370 /-
9. Net Amount which can be withdrawn from the Separate Bank Account under this certificate.	Rs. 1,95,64,726/-

This certificate is being issued for the Project “**Riyasat Kunj**” (RERA Registration No. **RAJ/P/2023/2356**) 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.

Yours Faithfully,

For RCR & Company  
Chartered Accountants

  
Rajat Kacholia  
Partner  
M. No. - 438210  
FRN - 020199C



Place - Jaipur  
Date - 20.06.2024  
UDIN - 24438210BKFBBDG1074