

Form R-3**CHARTERED ACCOUNTANT'S CERTIFICATE**

To,
The UDAI GAJRAJ REAL ESTATE LLP
Having its office address at
**302, Golden Sunrise Apartment, Lajpat Marg,
C-Scheme, Ashok Nagar, Jaipur, Jaipur (Rajasthan) -
302001,**

Cost calculation of Real Estate Project: **SWARN BHOOMI C-BLOCK**
RERA Registration Number: **RAJ/P/2024/3297**

As on 31st March, 2025

S. No.	Particulars	Estimated Amount in Rs.	Incurred Amount in Rs.
1	2	3	4
	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 amount paid to land owner,		
	ii. Amount paid to land owner,	1,50,67,060.74	1,38,23,060.06
	iii. Incidental costs related to acquisition of land such as stamp duty, brokerage, settlement costs of litigation, premium paid to government authorities related to land,		12,44,000.69
	iv. Interest on finance for purchase of land,		0
	v. Litigation cost incurred for land acquisition		0
	vi. Property and other taxes, fees, premium paid		0
	Sub- Total of Land Cost	1,50,67,060.74	1,50,67,060.74



1(B) Development Cost/ Cost of Construction	2,85,00,000.00	
i. Total cost incurred by promoter towards onsite expenditure for physical development of the project, fees payable to architects, consultants, project manager/staff including engineers, marketing agents,		1,16,33,510.50
ii. Actual cost of construction incurred as per the books of accounts as verified by CA (Minimum of (i) or (ii) above)		1,16,33,510.50
iii. On site expenditure for development of entire project (excluding cost of construction as per (i) or (ii) above) i.e. salaries, consultant 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.		11,71,125.76
iv. Payment of taxes, cess, fee, charges, approval cost of construction etc. premiums, interest etc. to any Statutory Authority		1,03,63,383.00
v. 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.		23,38,642.09
Sub- Total of Development Cost	2,85,00,000.00	2,55,06,661.35
1) Total estimated cost of the real estate project [1(A)+1(B)] of Estimated Column	4,35,67,060.74	
2) Total cost incurred of the real estate project [1(A)+1(B)] of incurred Column	4,05,73,722.09	
3) Percentage completion of construction work (as per Project Engineer's Certificate)	89.50%	
4) Percentage of the cost incurred on land cost to the total estimated cost.	34.58 %	
5) Percentage of the cost incurred on construction cost to the total estimated cost.	58.55 %	
6) Amount which can be withdrawn from the separate account (to be calculated as below) Total estimated cost (item 1 above) x total percentage of cost incurred (as mentioned at item 4 & 5)	4,05,73,722.09	
7) Less: amount withdrawn till date of this certificate as per the books of accounts and bank statements (70%)	2,31,55,710.00	
8) Net amount which can be withdrawn from the separate bank account under this certificate.	1,74,18,012.09	

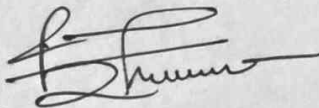


This certificate is being issued for the project **SWARN BHOOMI C-BLOCK** (RERA Registration No **RAJ/P/2024/3297**) in compliance of the provision of section 4(2)(1)(D) of the Act and is based on the records and documents produced before us and explanation provided to us by the management of the promoter.

Note:

1. We have relied on the estimated cost provided by the management and also shown on RERA website.
2. While considering and calculating the percentage of completion of work and the cost incurred reliance has been placed on the certificate issued by Ar. Mukesh Nand Kishor Sharma (Architect) and Anuj Sharma (Chartered Engineer) of the project and declaration given by the management.
3. The cost incurred has been stated on the basis of books of accounts and documents made available to us as on date. We will not be responsible for any changes in cost incurred in the period cover by the certificate after the date of issue of this certificate.

Yours Faithfully,
For Pradeep Sharma & Associates,
Chartered Accountant,



(CA. Pradeep Sharma)
Proprietor
M.No: 413211



Place: Jaipur

Dated: 02.07.2025

UDIN: 25413211BMOVW5024