

FORM-3
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR WITHDRAWAL OF MONEY)

RERA Registration Number

TERRA LAVINIUM
HRERA-PKL-FBD-8-2018

Sr. No.	Particulars	Amount	
		Estimated	Incurred
1 (i)	Land Cost :		
a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost		118,583,639
b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority		-
c.	Acquisition cost of TDR (if any)	211,900,000	-
d.	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and		54,721,157
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		-
	Sub-Total of LAND COST upto 31/12/2018	211,900,000	173,304,796
1 (ii)	Development Cost/ Cost of Construction :		
a.(i)	Estimated Cost of Construction as certified by Engineer	1,037,100,000	
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		43,567,438
(iii)	On-site expenditure for development of entire project		-
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		2,577,700
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 ;		4,488,107
	Sub-Total of Development Cost/ Construction Cost upto 31/12/2018	1,037,100,000	50,633,245



RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

2	Total Estimated Cost of the Real Estate Project {[1(i) + 1(ii)] of Estimated Column}	1,249,000,000	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		223,938,041
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		17.93%
5	Amount Which can be withdrawn from the Designated Account [Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)]		223,938,041
	Amount collected from the allottees from inception till 31/12/2018		122,471,981
	Amount already withdrawn from the particular account till the 31/12/2018		122,471,981
	70 % of Amount withdrawn from the particular account till 31/12/2018		85,730,387
	30% of Amount withdrawn from the particular account till the 31/12/2018		36,741,594
6	Net Amount which can be withdrawn from the Designated Bank Account under this certificate is being issued for RERA compliance for the " TERRA LAVINIUM " and is based on the records and documents produce before me and explanations provided to me by the management of the Company.		138,207,654

This certificate is being issued on specific request of Iris Plaza Pvt.Ltd. for the compliance of Real Estate Regulatory Act 2016. The certification is based on the information and records produced before me/us and is true to the best of my knowledge and belief. This Certificate is duly supported by Statement of Account of the project for the above period.

Date: 01.01.2019

Place: Jaipur

For Ramanand Goyal & Company

FRN. 002384C


CA Praneti Agarwal
(Partner)

Mem No 432257