



PANKAJ KUMAR JAIN

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FORM R-3

[see Regulation 3(4)]

CERTIFICATE BY CHARTERED ACCOUNTANT

Cost calculation of the Project AFFORDABLE GROUP HOUSING COLONY TERRA LAVINIUM, Panchkula
RERA Registration Number RERA-PKL-396-2019 DATED 31/03/2023 Certification for Eligibility of Withdrawal Under RERA,
2017 as on 31.03.2023

Sr. No.	Particulars	Estimated	Incurred
1 (i)	Land Cost :		
a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on	21,19,00,000	19,94,90,896
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)		
d.	Amounts payable to State Government or competent authority or any other statutory authority of the State or		
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by		
	Sub-Total of LAND COST upto 31/03/2023	21,19,00,000	19,94,90,896
1 (ii)	Development Cost/ Cost of Construction :		
a.(i)	Estimated Cost of Construction as certified by Engineer	0	
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		63,87,77,743
(iii)	On-site expenditure for development of entire project		7,68,48,652
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		56,57,962
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 ;		5,35,75,079
	Sub-Total of Development Cost/ Construction Cost upto 31/03/2023	1,21,81,00,000	77,48,59,436

2	Total Estimated Cost of the Real Estate Project	1,43,00,00,000	
	{[1(i) + 1(ii)] of Estimated Column}		
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		97,43,50,332
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		68.14%
5	Amount Which can be withdrawn from the Designated Account [Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)]		97,43,50,332
	Amount collected from the allottees from inception till 31/03/2023		1,53,01,52,484
	Amount already withdrawn from the particular account till the 31/03/2023		99,61,31,645
6	Net Amount which can be withdrawn from the Designated Bank Account under this certificate is being issued for RERA compliance for the "AFFORDABLE GROUP HOUSING COLONY TERRA LAVINIUM" and is based on the records and documents produced before me and explanations provided to me by the management of the Company.		-2,17,81,313
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.			

Your Faithfully

DATE: 30.06.2023
PLACE: JAIPUR

CA Pankaj Kumar Jain
Membership No: 429624
RERA/P/06/2023/199
UDIN: 23429624BGTIAL9512