



# PANKAJ KUMAR JAIN

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## FORM R-3

[see Regulation3(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 30/06/2023 Certification for Eligibility of Withdrawal Under RERA,  
2017 as on 30.06.2023

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		
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	211,900,000	204,910,896
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 30/06/2023	211,900,000	204,910,896
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		716,502,239
(iii)	On-site expenditure for development of entire project		90,357,866
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		5,711,805
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 ; (Only interest payable considered)		75,112,140
	Sub-Total of Development Cost/ Construction Cost upto 30/06/2023	1,218,100,000	887,684,050

2	Total Estimated Cost of the Real Estate Project	1,430,000,000	
	{[1(i) + 1(ii)] of Estimated Column}		
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		1,092,594,946
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. ( 3/2 %)		76.41%
5	Amount Which can be withdrawn from the Designated Account [Total Estimated Cost * Proportion of cost incurred ( Sr. number 2 * Sr. number 5)]		1,092,594,946
	Amount collected from the allottees from inception till 30/06/2023		1,618,022,429
	Amount already withdrawn from the particular account till the 30/06/2023		1,070,931,645
6	Net Amount which can be withdrawn from the Designated Bank Account under this certificate is being issued for RERA compliance for the “ <b>AFFORDABLE GROUP HOUSING COLONY TERRA LAVINIUM</b> ” and is based on the records and documents produce before me and explanations provided to me by the management of the Company.		21,663,301
This certificate is being issued on specific request of <b>Iris Plaza Pvt. Ltd</b> 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: 17.08.2023  
PLACE: JAIPUR

CA Pankaj Kumar Jain  
Membership No: 429624  
**RERA/P/08/2023/410**  
**UDIN: 23429624BGTIIG4339**

Note :- 1)The amount of Rs **3,11,06,000/-** is not taken as cost of project since it is the amount of gurantee made by the Punjab National bank.  
2)This is the gurantee made in favour of Dakshin Haryana Bijli Vitran Nigam (DHBVN) ,If the promoter fails to create his own switching station/sub station at his own land then this amount will be forfeited otherwise it is refunadble. Hence we have not considered it as a cost.  
3)The amount of RS 5,06,81,272 is taken as expenses of previous FY i.e. 2017 to 2022 as exp is not taken as cost in previous FY, but currently taken as as cost in the current qtr.