

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

RERA Registration Number

TERRA LAVINIUM
HRERA-PKL-FBD-8-2018

Amount

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 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	110,200,000	-
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 Central Government, towards stamp duty, transfer charges, registration fees etc; and		56,137,257
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 31/12/2019	110,200,000	174,720,896
1 (ii)	Development Cost/ Cost of Construction :		
a.(i)	Estimated Cost of Construction as certified by Engineer	1,232,300,000	
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		143,552,029
(iii)	On-site expenditure for development of entire project		-
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		3,099,024
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 ;		32,301,651
	Sub-Total of Development Cost/ Construction Cost upto 31/12/2019	1,232,300,000	178,952,703

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UAM No.- RJ17DQ141788

2	Total Estimated Cost of the Real Estate Project {[1(i) + 1(ii)] of Estimated Column}	1,342,500,000	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		353,673,599
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		26.34%
5	Amount Which can be withdrawn from the Designated Account [Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)]		353,673,599
	Amount collected from the allottees from inception till 31/12/2019		434,448,923
	Amount already withdrawn from the particular account till the 31/12/2019		325,620,972
6	Net Amount which can be withdrawn from the Designated Bank Account under this certificate is being issued for RERA compliance for the "TERRA LAVINIUM" and is based on the records and documents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.		28,052,628

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 Period As On 30.10.2020

UDIN: 21412427AAAAAB1245

Date: 05.01.2021

Place: Jaipur

For Ramanand Goyal & Company

FRN. 002384C


CA Punit Gupta
(Partner)

Mem. No. 412427

