

CHARTERED ACCOUNTANTS

FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE (FOR WITHDRAWAL OF MONEY)

COSMOS EXPRESS99 / CASCADE GARDEN
RERA-GRG-276-2019

RERA Registration Number

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		
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)	16,98,35,000	18,02,09,834
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		
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 30.09.2020	16,98,35,000	18,02,09,834
1 (ii)	Development Cost/ Cost of Construction :		
a.(i)	Estimated Cost of Construction as certified by Engineer	2,06,63,65,000	
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		45,76,50,066
(iii)	On-site expenditure for development of entire project		61,07,561
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		2,56,50,342
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 ;		27,52,56,773
	Sub-Total of Development Cost/ Construction Cost upto 30.09.2020	2,06,63,65,000	76,46,64,741



GST NO.-08AAOFR4354A1ZB
UAM No.- RJ17D0141788

8TH FLOOR, SIGNATURE TOWER, DC 2,
LAL KOTHI, BEHIND APEX BANK, JAIPUR-15
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31 - 32, FIRST FLOOR DDA MARKET, RAJDHANI
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VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW, UP-11
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2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii) of Estimated Column]	2,23,62,00,000	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		94,48,74,575
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		42.25%
5	Amount Which can be withdrawn from the Designated Account [Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)]		94,48,74,575
	Amount collected from the allottees from inception till 30/09/2020 (70%)		22,55,20,429
	Amount already withdrawn from the particular account till the 30/09/2020		3,25,29,042
6	Net Amount which can be withdrawn from the Designated Bank Account under this certificate is being issued for RERA compliance for the "Cosmos Express99/Cascade Garden" and is based on the records and documents produce before me and explanations provided to me by the management of the Company.		91,23,45,533

This certificate is being issued on specific request of COSMOS INFRA ENGINEERING INDIA 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.

Yours Faithfully,

For Ramanand Goyal & Co.

Chartered Accountants

JAIPUR

Ranjit Gupta

Partner

Membership Number: 412427

FRN: 002384C

UDIN: 21412427AAAAFH5912

Place: Jaipur

Date: 31.03.2021