

FORM R-3

[see Regulation3(4)]

CERTIFICATE BY CHARTERED ACCOUNTANT

Cost calculation of the Project "COSMOS EXPRESS99 / CASCADE GARDEN, VILLAGE DHANKOT, SECTOR-99, GURGAON, GURUGRAM"

RERA Registration Number GGM/368/100/2019/62 DATED 14.10.2019

Certification for Eligibility of Withdrawal Under RERA, 2016 as on 27.03.2021

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	169,835,000	180,209,834
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		
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 27/03/2021	169,835,000	180,209,834
1 (ii)	Development Cost/ Cost of Construction :		
a.(i)	Estimated Cost of Construction as certified by Engineer	2,066,365,000	
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		463,969,131
(iii)	On-site expenditure for development of entire project		-
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		25,650,342
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 ;		275,256,773
	Sub-Total of Development Cost/ Construction Cost upto 27/03/2021	2,066,365,000	764,876,246
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column]	2,236,200,000	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		945,086,080
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		42.26%

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5	Amount Which can be withdrawn from the Designated Account [Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)]		945,086,080
	Amount collected from the allottees from inception till 27/03/2021		343,629,250
	Amount already withdrawn from the particular account till the 27/03/2021		44,386,889
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.		900,699,191
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



Punit Gupta  
Partner  
Membership Number : 412427  
FRN: 002384C  
UDIN: 21412427AAAAEQ7738  
Place: Jaipur  
Date: 31-03-2021



## CHARTERED ACCOUNTANTS

UDIN : 20412427AAAAFE2632

FORM-REG-3

### CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on : 31.03.2019

Certificate No. - RNGC/RERA/UP/DPK/174

Dated :- 30.12.2020

Subject: Certificate of amount incurred on project : "Essence Residency" for Construction of 1 (one) Building situated on Plot no 416-A Demarcated by its boundaries (latitude and longitude of the end points) 26°51'54.43" N; 80°57'03.07" E to the North to the South to the East to the West of village - Tehsil- Lucknow; Competent/Development authority- Lucknow Development authority; District - Lucknow; PIN - admeasuring 2010 sq.mts. area being developed by JKR Infratech having RERA Registration No. [A/F], Designated A/C No.059105003114, ICICI Bank, 19/753, Ring Road, Indira Nagar, Lucknow-226106

S.No.	Particulars	Rs. in Lakhs	
		Total Cost Estimated	Amount incurred
1	2	3	4
1	<b>Land Cost</b> (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), 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. (if not included in para (a) above); (e) Interest (Other than Penal Interest , Penalties etc) paid to FI , Scheduled Banks , NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to ,Competent Authority.	71.41	10.72
	<b>SUB TOTAL LAND COST (in Rs.)</b>	<b>71.41</b>	<b>10.72</b>
S.No.	Particulars	Total Cost Estimated	Amount incurred
1	2	3	4
2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	30.09	4.00
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	<b>30.09</b>	<b>4.00</b>
3A	<b>Cost of Development And construction</b> (a) Cost of services (water, electricity to construction site) , Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);	2098.50	0.00
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	2098.50	0.00
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	2098.50	0.00
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	<b>2098.50</b>	<b>0.00</b>
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	0.00	0.00

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3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	<b>2098.50</b>	<b>0.00</b>
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	<b>2200.00</b>	<b>14.72</b>
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0.00%	
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) ( Col.4 of row 4 / Col.3 of row 4 )%	0.67%	
7	Total amount received from allottees till date since Inception of the Project	0.00	
8	70% Amount to be deposited in Designated Account <b>(0.7*Row 7)</b>	0.00	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project)</b> <b>(Column 3 of Row 4 * row 6 )</b>	14.72	
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account )	0.00	
11	Balance available in Designated A/c.	0.00	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>	14.72	

This certificate is being issued on specific request of M/s "JKR Infra Tech" for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

Date: - 30.12.2020

Place: Jaipur

For Ramanand Goyal & Company

FRN. 0023840

  
CA Punit Gupta  
(Partner)  
Membership No: 412427