

FORM R-3

[see Regulation 3(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 30.06.2021

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	168,995,296
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 30/06/2021	169,835,000	168,995,296
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		1,072,331,850
(iii)	On-site expenditure for development of entire project		6,053,636
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		259,178,784
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 30/06/2021	2,066,365,000	1,612,821,043

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RAMANAND GOYAL & COMPANY
CHARTERED ACCOUNTANTS

2	Total Estimated Cost of the Real Estate Project	2,236,200,000	
	{[1(i) + 1(ii)] of Estimated Column}		
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		1,781,816,339
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		79.68%
5	Amount Which can be withdrawn from the Designated Account [Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)]		1,781,816,339
	Amount collected from the allottees from inception till 30/06/2021		1,465,080,310
	Amount already withdrawn from the particular account till the 30/06/2021		465,655,496
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.		1,316,160,842

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



Praneti Agarwal
Partner
Membership Number : 432257
FRN: 002384C
UDIN: 21412427AAAAEQ7738
Place: Jaipur
Date: 15.07.2021
UDIN: 21432257AAAAES7819

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