



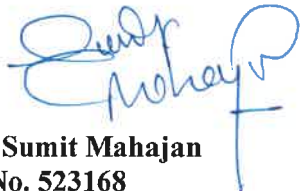
FORM R-3 [see Regulation 3(4)] CERTIFICATE BY CHARTERED ACCOUNTANT Cost calculation of the Project Gawar City Ratia Colony RERA Registration Number 50 dated 27.09.2018 Certificate for Eligibility of Withdrawal under RERA Act, 2017 as on 30.09.2024				
Sr. No.	Particulars		Amount (Rs.)	
			Estimated	Actually Incurred
1	2		3	4
1.	i.	Land Cost:		
	a.	Acquisition Cost of Land, lease Premium, lease rent, interest cost incurred or payable on Land Cost (including legal cost).		
	b.	Amount of Premium paid or payable to obtain FAR, additional FAR, and any other charges (including diversion charges) to Competent Authority.	16,00,00,000.00	16,02,99,721.00
	c.	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 (a) above]		
		Sub-Total of LAND COST	16,00,00,000.00	16,02,99,721.00
	ii.	Development Cost/ Cost of Construction:		
	a.	(i) Total Cost of Construction as per approved service plan by HUDA & DHBVN		
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		14,42,44,623.49
		(iii) On-site expenditure for development of entire project excluding cost of construction as per (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage,		

			layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.		
		b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority. <u>Project Clearance Fees</u> (a) Fees paid to RERA (b) Fees paid to T&CP Dept. (c) Fees paid to Local Authority (Municipal/ Panchayat) (d) Consultant/Architect Fees (directly attributable to project) (e) Any other (specify)	20,97,76,000.00	3,08,83,514.00
		c.	Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	20,00,00,000.00	26,96,80,148.71
			Sub-Total of Development Cost	40,97,76,000.00	44,48,08,286.20
2.			Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	56,97,76,000.00	
3.			Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Actually Incurred Column		60,51,08,007.20
4.			% completion of Construction Work (as per Project Architect's Certificate)		100%
5.			Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost in percentage.		106.20%
6			Amount Which can be withdrawn from the RERA Designated Account (Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5))		60,51,08,007.20
7			Amount collected from the allottees from inception till 30.09.2024		30,10,52,248.00
8			Amount already withdrawn from the particular account till 30.09.2024		30,10,52,248.00

9		Net Amount which can be withdrawn from the RERA Designated Bank Account under this certificate		30,40,55,759.20
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This certificate is being issued on specific request of M/s Gawar Infra Pvt. Ltd. for Compliance of Real Estate Regulatory Act, 2016. The certificate is based on the information, records, documents and books of accounts produced before us and is true to the best of our knowledge and belief.

For CA Sumit Mahajan
Chartered Accountant



CA Sumit Mahajan
M.No. 523168
UDIN : 24523168BKLQX2115

Date : 10-10-2024
Place : Hisar

To,

**HARYANA REAL ESTATE REGULATORY AUTHORITY,
PANCHKULA**

It is certified that total cumulative construction cost incurred upto 30.09.2024 and to be incurred on the construction of the project "Gawar City" owned by M/S Gawar Infra Private Limited, Sec-11, Fatehabad Road, Ratia for completion of the project is as under: -

1. Total Cumulative cost incurred on Construction of the project = 1422 Lakhs
(Including Staff salary & wages Expenses Etc.)
2. Estimate balance cost to be incurred = NIL

The above certificate is issued on the basis of relevant information & records produced before us and on the request of Management of the company. The above cost incurred does not include the followings: -

1	Finance Charges	26,96,80,148.71
2	Registration Fees & Other Charges	3,08,83,514.00
3	Fixed Assets	20,01,973.86
4	Land Cost	16,02,99,721.00

For M/s Murari Garg & Co.
Chartered Accountants
(FRN 013241N)



Murari Lal Garg, FCA
M. No. 092333
Partner

UDIN: 24092333BKCCDF6345

Date: 14-10-2024
Place: Hisar (Haryana)