



# GOPAL SHARMA & CO.

CHARTERED ACCOUNTANTS



**FORM R-3**  
**CHARTERED ACCOUNTANTS CERTIFICATE**  
**(FOR REGISTRATION OF A PROJECT SUBSEQUENT WITHDRAWAL OF MONEY)**  
**Cost of Real Estate Project "THE SOUL (PHASE-I)" State West Bengal**

PROJECT NAME: The Soul (Phase -I) HIRA Registration No.: HIRA/P/NOR/2018/000138

S. NO.	Particulars	Amount (In Rs.)	
		Estimated As on 30/06/2020	Incurred & Paid As on 30/06/2020
<b>i</b>	<b>Land Cost:</b>		
<b>a</b>	Acquisition Cost of Land or Development Rights, Lease Premium, Lease Rent, Interest cost incurred or payable on Land Cost and Legal Cost	95,65,91,698.00	26,18,48,705
<b>b</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 Govt or any other Statutory Authority.	N.A.	N.A.
<b>c</b>	Acquisition cost of TDR (If any)	N.A.	N.A.
<b>d</b>	Amounts payable to State Govt. or Competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.	N.A.	N.A.
<b>e</b>	Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public Authorities.	N.A.	N.A.
<b>f</b>	<b>Under Rehabilitation Scheme:</b>		
<b>(i)</b>	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer <b>(In column-A)</b>	N.A.	N.A.
<b>(ii)</b>	Actual cost of Construction of rehab Building incurred as per the books of accounts as verified by the CA <b>(In column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>	N.A.	N.A.
<b>(iii)</b>	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accomodation, Overhead Cost.	N.A.	N.A.
<b>(iv)</b>	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	N.A.	N.A.
<b>Sub Total of Land Cost</b>		95,65,91,698.00	26,18,48,705

Address: 4F-42, Mahima Trinity Mall, Swage Farm, New Sanganer Road, Jaipur – 302019 Ph.: +91-141-4029379



	ii	<b>Development Cost/ Cost of Construction:</b>	2,27,72,87,685.00	
	a(i)	Estimated cost of construction as certified by Engineer <b>(Column-A)</b> (Including infrastructure cost)	50,14,07,820.00	N.A.
	a(ii)	Actual Cost of Construction incurred as per the books of accounts as verified by CA <b>(Column-B)</b> <b>Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>	N.A.	45,75,66,916
	a(iii)	On-Site expenditure for development of entire project excluding cost of construction as per (i) or (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 cost, consumables etc. All cost directly incurred to complete the construction of entire phase of project registered. (Including DLP, CSR, Marketing Cost and Brokerage)	N.A.	18,18,35,768
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	N.A.	N.A.
	c	Interest payable to financial institutions, scheduled banks, non banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction.	N.A.	10,20,21,399
<b>Sub total of Development Cost</b>			<b>2,77,86,95,505.00</b>	<b>74,14,24,083</b>
2		<b>Total Estimated Cost of Real Estate Project (1(i) + 1 (ii) of Estimated Column -A)</b>		<b>3,73,52,87,203</b>
3		<b>Total Cost incurred and paid of the Real Estate Project (1(i) + 1(ii) of incurred Column-B)</b>		<b>1,00,32,72,788</b>
4		<b>Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)</b>		<b>38.00%</b>
5		<b>Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated cost (3/2)</b>		<b>26.86%</b>
6		<b>Amount which can be withdrawn from the Designated Account (Total Estimated Cost* Proportion of cost incurred and paid (Sr. Number 2* Sr Number 5)</b>		<b>1,00,32,72,788</b>
7	Less	<b>Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement</b>		<b>78,30,93,744</b>
8		<b>Net Amount which can be withdrawn from the Designated Bank Account under this certificate with the effect from 01.07.2020</b>		<b>22,01,79,044</b>

This Certificate is being issued for compliance for the **PS Primarc** For project "**The Soul (Phase -I)**" and is based on the records and documents produced before me and explanation provided to me by the management of the company

Yours Faithfully  
Signature of Chartered Accountant  
For **GOPAL SHARMA & COMPANY**

**CA AMIT KUMAR KEDIA**  
PARTNER

Membership No. 408488  
UDIN:20408488AAAABX9397

Date: 07/08/2020  
Place: Jaipur