

N AMAN & CO

CHARTERED ACCOUNTANT



8th February, 2018

This is to certify that cost details of "Raghunath Nagar" plan of "R. K. Builders and Developers" as on date is provided as under:

R. K. Builders and Developers (Raghunath Nagar)

Cost Details

Sr. No.		Particulars	Estimated total Amount (In INR)	Actual total Amount (In INR)
1		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	1,75,00,000	94,82,550
	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/UT Administration or any Statutory Authority	0	0
	c	Acquisition cost of TDR (if any)	0	0
	d	Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc., and	6,58,670	6,58,670
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	0	0
	f i	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	0	0
		Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA		



	ii	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 Accommodation, overhead cost	0	0
	iii	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	0	0
2		Development Cost/ Cost of Construction		
	a i	Estimated Cost of Construction as certified by Engineer	7,00,00,000	
	ii	Actual Cost of construction incurred as per the books of accounts as verified by the CA. Minimum of (i) and (ii) has to be considered.		74,66,780
	iii	On-site expenditure for development of entire project excluding cost of construction as per (a) above, i.e. salaries, consultant's fees, site overheads, development works, cost of services (including water, electricity, sewerage), 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.	40,00,000	1,00,000
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	30,00,000	26,00,000
	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	40,00,000	5,00,000
3		Total Estimated Cost of the Real Estate Project	9,91,58,670	2,08,08,000

For N Aman & Co.,

Chartered Accountants


Nayan Aman Gupta

M. No. 158824

FRN: 145345W

