

YAMSANI SANTOSH
CHARTERED ACCOUNTANT



Plot:138-A, Flat:201, Srikala Residency, Addagutta Society,
JNTU, Hyderabad, Telangana-500072
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CHARTERED ACCOUNTANT'S CERTIFICATE (F3)

(FOR REGISTRATION OF A PROJECT "IRA M3" AND SUBSEQUENT WITHDRAWAL OF MONEY)
Cost Of Real Estate Project TSRERA Registration Number P01100004834

Sr No.	Particulars	Amount(Rs.) Estimated	Amount(Rs.) 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 TDR payable to obtain development rights, if any additional floor area through TDR, if any, fungible area.	-	-
	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; and	5,473,923.80	5,473,923.80
	SUB-TOTAL OF LAND COST	5,473,923.80	5,473,923.80
	(ii) Development Cost / Cost of Construction		
	a) i) Estimated Cost of Construction as certified by Engineer.	687,400,000.00	
	ii) Actual cost of construction incurred as per the books of accounts as verified by the CA		31,828,699.51
	Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)		
	(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 costs, consumables, etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	93,900,000.00	11,034,696.09
	b) Payment of taxes, cess, fees, charges, premiums, interest etc to any statutory authority.	33,400,000.00	31,352,535.00
	c) Principle 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.	87,800,000.00	1,866,303.00
	SUB-TOTAL OF DEVELOPMENT COST	902,500,000.00	76,082,233.60



2		Total Estimated Cost of the Real Estate Project (1(i)+1(ii)) of Estimated Column	907,973,923.80	
3		Total Cost Incurred of the Real Estate Project (1(i)+1(ii)) of Incurred Column		81,556,157.40
4		% completion of Construction Work (As per project Architect's Certificate)		
5		Proportion of the cost incurred on land cost and construction cost to the total estimated cost. (3/2 %)		8.98%
6		Amount which can be withdrawn from the Designated Account Total Estimated cost * proportion of cost incurred (Sr No. 2 * Sr No. 5)		81,556,157.40
	Less:	Amount withdrawn till date of this certificate as per the books of accounts and bank statement.		5,480,405.00
7		Net Amount which can be withdrawn from the designated bank account under this certificate.		76,075,752.40

This certificate is being issued for the RERA compliance for IRA REALITY TECH PRIVATE LIMITED for its project "IRA M3" and is based on the records and documents produced before me and explanations provided to me by the management of the company. We have taken estimated cost as certified by the management.

Yours faithfully,

(Signature and stamp/Seal of the Signatory) Name of the Signatory :

Yamsani Santosh
Chartered Accounts
Proprietor

Membership No.: 225912

UDIN: 23225912BGCXPKI4473

Date : 10-05-2023

Place: Hyderabad

Notes:-

1. The Expression "incurred" would mean amount of product or service received, creating debt in favour of a seller or supplier and shall also include the amount of product or service received against the payment.
2. The total Incurred Cost of the Real Estate Project shall be the aggregate of the Incurred Land Cost and Development Cost/Cost of Construction of the project, since its inception till the date of the issuance of the certificate and the estimate Land Cost and Development Cost/Cost of Construction shall be for the entire project from the inception till completion.
3. All the estimates are taken as certified by the Promoter and Project Engineer. The figures appearing in incurred column are as on 31.12.2022 as per books of accounts produced before us.
4. The project is under joint venture with another promoter, however the expenses are taken only to the extent of expenses incurred by IRA Reality Tech Private Limited