



**DEEPAK GULATI & ASSOCIATES**  
Chartered Accountants

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CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30th June 2018			
Certification work Assigned vide letter No. : ECPL/18-19/001		Dated :- 15/06/2018	
Subject: Certificate of amount incurred on CASA GRANDE-1 for Construction of 3(Three) Tower situated on Khasra no./Plot No.GH-07A, Sector-CHI-V, Greater Noida, Uttar Pradesh, demarcated by its boundaries (latitude 28°25'51.35"N and longitude 77°30'26.54"E of the end-points) to the North, to the South, to the East to the West of Village GH-06A, Chuharpur Khader, Tehsil Dankaur Competent Authority/Development Authority, NOIDA DEVELOPMENT AUTHORITY District GAUTAMBUDH NAGAR, PIN 201301, admeasuring 10002.51 sq. meter area, being developed by EARTHCON Constructions Private Limited having RERA Registration No. UPRERAPRJ10265, Designated A/C No.0319010100003653 Bank Name- J & K Bank			
S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	97,650,003	38,596,568
	(b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;	7,808,791	7,808,791
	(c) Acquisition cost of TDR (Transfer of Development Rights), 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. (if not included in para (a) above);	5,698,550	5,698,550
	(e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to Competent Authority.	50,650,223	32,238,445
	<b>SUB TOTAL LAND COST (in Rs.)</b>	<b>161,807,567</b>	<b>84,342,354</b>
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA	67,388	67,388
	(b) Fees paid to Local Authority	3,101,219	3,101,219
	(c) Consultant/Architect Fees (directly attributable to project)	3,821,900	3,821,900
	(d) Any other (Penal Interests & Others)	45,909,775	16,016,924
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	<b>52,900,282</b>	<b>23,007,431</b>
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;		
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);	628,808,724	560,723,602
	(c) Cost of material actually purchased;		
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		48,356,841
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>	<b>628,808,724</b>	<b>609,080,443</b>
3B	Cost of construction incurred (As Certified by Project Engineer)	637,808,724	621,826,468
3C	Total Construction Cost (Lower of 3A and 3B.)		609,080,443
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction	-	-
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	<b>-</b>	<b>609,080,443</b>
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	<b>843,516,573</b>	<b>716,430,228</b>
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		96%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4 )%		84.93%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		719,324,651
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		503,527,256
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Column 3 of Row 4 * row 6)		716,430,228
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)		716,430,228
11	Balance available in Designated A/c.		1,364
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		-
This certificate is being issued on specific request of M/s Earthcon Construction Pvt Ltd. for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our knowledge and belief.			
M/S Deepak Gulati & Associates CA MANPREET SINGH KAPOOR Membership Number : 506545			