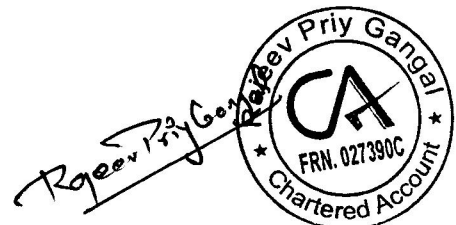


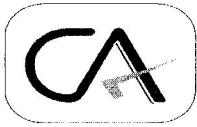


RAJEEV PRIY GANGAL & ASSOCIATES

CHARTERED ACCOUNTANTS

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30th June, 2019		Dated :-15/06/2018	
Certification work Assigned vide letter No.EUIPL/18-19/001			
Subject: Certificate of amount incurred on Casa Royale & Sanskriti for Construction of 17 (Seventeen) Tower situated on Khasra no./Plot No. GH-10, Sector-1, Greater Noida (West), Uttar Pradesh , demarcated by its boundaries (latitude 28°57'76.84"N and longitude 77°43'53.04"E of the end-points) to the North, to the South, to the East to the West of village Greater Noida (West) Tehsil Gautam Buddha Nagar Competent Authority/Development Authority, GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY District GAUTAM BUDH NAGAR , 201308 admeasuring 65,330 sq.mts. area being developed by M/s Earthcon Universal Infratech Private Limited having RERA Registration No. UPRERAPRJ4689, Designated A/C No.07171100011196 Bank			
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		Rs.in lacs	Rs. In lacs
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;	1,37,40,52,050	62,09,45,400
	(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;	10,34,41,802	3,16,32,253
	(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);	3,63,96,100	3,63,96,100
	(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.	-	-
	SUB TOTAL LAND COST (in Rs.)	1,51,38,89,952	68,89,73,753
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA	3,99,206	3,99,206
	(b) Fees paid to Local Authority	87,19,703	87,19,703
	(c) Consultant/Architect Fees (directly attributable to project)	6,56,16,743	5,78,62,293
	(d) Any other Penal Interest, Lease Rent.	10,20,34,192	1,44,34,890
2	SUB TOTAL FEES PAID (in Rs.)	17,67,69,844	8,14,16,092





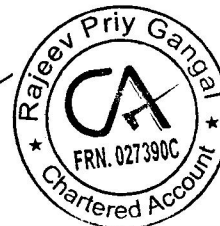
RAJEEV PRIY GANGAL & ASSOCIATES
CHARTERED ACCOUNTANTS

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);	4,73,93,24,051	3,62,50,36,705
	(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);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	4,73,93,24,051	3,62,50,36,705
3B	Cost of construction incurred (As Certified by Project Engineer)	4,67,34,00,000	3,57,95,00,000
3C	Total Construction Cost (Lower of 3A and 3B.)	4,67,34,00,000	3,57,95,00,000
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)	86,80,00,000	67,61,97,892
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	5,54,14,00,000	4,25,56,97,892
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	7,23,20,59,796	5,02,60,87,737
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		77%
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)%		69%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		4,97,96,96,535
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		3,48,57,87,575
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)		5,02,60,87,737
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)		4,97,96,96,535
11	Balance available in Designated A/c.		29,790
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		4,63,91,202

This certificate is being issued on specific request of M/s Earthcon Universal Infratech Private Limited 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/my knowledge and belief.

Place: Greater Noida
UDIN No:19427057AAAABF2804
Date: 23/09/2019

For Rajeev Priy Gangal & Associates
Chartered
Accountant
FRN: 027390C
Rajeev Priy Gangal
Rajeev Priy Gangal
Proprietor
M.NO. 427057



I-381, Delta-II, Greater Noida, Uttar Pradesh-201310
E-Mail: rajeev.gangal8@gmail.com

Mob: 999 069 3911