



KUMAR SANDEEP & CO
CHARTERED ACCOUNTANTS

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Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30-09-2025			
Certification work Assigned vide letter No.- 18			
		Dated :	14-11-2025
Subject: Certificate of amount incurred on Elegant Splendour Phase-IIIrd for Construction of 5 Nos. (Viz. A / B / C / D / H) Towers situated on Plot No. CP-GH-05C, Sector-Techzone-IV, Greater Noida West, Gautam Buddha Nagar , demarcated by its boundaries latitude 28.3556 and longitude 77.2636 Development Authority Greater Noida Authority District Gautam Buddha Nagar , admeasuring 9,709 sq. meter area, being developed by Elegant Infracon Pvt Ltd having RERA Registration No. UPRERAPRJ10279 , Elegant Infracon Pvt Ltd, Elegant Splendour Phase - IIIrd - RERA Designated A/C No.- 000380200009315 , Bank Name - Yes Bank .			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated (Revised)	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; (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; (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); (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.	6,896	3,896
	SUB TOTAL LAND COST (in Rs.)	6,896	3,896

S.No.	Particulars	Total Cost Estimated (Revised)	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	200	103
	SUB TOTAL FEES PAID (in Rs.)	200	103
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); (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);	15,325	8,404
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	15,325	8,404
3B	Cost of construction incurred (As Certified by Project Engineer)	15,325	8,355
3C	Total Construction Cost (Lower of 3A and 3B.)	15,325	8,355
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)	861	197
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	16,186	8,552

4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	23,282	12,552
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	55%	
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)%	54%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		12,038
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		8,427
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)		12,552
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)		12,038
11	Balance available in Designated A/c.		-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		513

This certificate is being issued on specific request of **M/s Elegant Infracon Private Limited** for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

Note:

That the Elegant Infracon Private Limited has entered into a Joint Development Agreement (JDA) with Floral Realtech Private Limited for the development of the project. RERA Designated A/C No.- 738905500288, Bank Name - ICICI Bank.

In accordance with the terms and conditions of the said JDA, the Company has submitted all requisite data and documents for certification purposes. It is further that the Company has received the RERA Section 8 Order in respect of the said project, confirming compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and other applicable regulations.

Note on Revised Project Cost

This is to confirm that the management has informed us that the project cost has been revised due to an increase in Authority interest charges and inflation in construction and development expenses. The updated cost details are as follows:

Revised Estimated Cost of Land: ₹6,896 Lakhs (Earlier: ₹3,752 Lakhs)

Revised Estimated Cost of Development and Construction: ₹15,325 Lakhs (Earlier: ₹11,325 Lakhs)

Revised Estimated Interest Cost: ₹861 Lakhs (Earlier: ₹561 Lakhs)

The above revisions have been incorporated in the updated RERA Certificate for accurate project representation and compliance.

For Kumar Sandeep & Co

Chartered Accountants

Firm's Registration No.036779N

Sandeep Kumar
(Proprietor)

M.No: 551058

UDIN: 25551058BIMHZL1389

Date: 14/11/2025

