



SATIJA PUNEET & ASSOCIATES

Chartered Accountants

REG — 3			
CHARTERED ACCOUNTANT'S CERTIFICATE			
Information as on 23rd May, 2024			
Certification work Assigned vide letter No. CRC Maesta/01/24-25 Dated :- 20th May, 2024			
UDIN: 24536943BKETXN1913			
Subject: Certificate of Cost incurred on the project, CRC Maesta for Construction of Tower No.1 to Tower-5 (5 Towers+Commercial) situated on a plot admeasuring 14,769 sq. mtrs. area, Plot No.11B, Sector-1, Greater Noida (West), Gautam Buddha Nagar, Development Authority- Greater NOIDA Industrial Development Authority(GNIDA), District Gautam Buddha Nagar, Uttar Pradesh, being developed by CRC Homes Private Limited having RERA Registration No. N.A., Designated A/C No. 003105043799 Bank Name-CRC Homes Private Limited Separate Bank Account for CRC Maesta, maintaining with ICICI Bank Limited.			
S.No.	Particulars	Rs. in Lakhs Total Cost Estimated	Rs. In Lakhs 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.	10,540	8,126
	SUB TOTAL LAND COST (in Rs.)	10,540	8,126
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 (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	500	28
	SUB TOTAL FEES PAID (in Rs.)	500	28
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);	26940	145
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	26940	145
3B	Cost of construction incurred (As Certified by Project Engineer)	26940	0
3C	Total Construction Cost (Lower of 3A and 3B.)	26940	0



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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)	2600	908
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	29540	908
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	40580	9062
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0%	
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)%	22%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	0	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0	
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)	9062	
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)	0	
11	Balance available in Designated A/c.	0	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	9062	

This certificate is being issued on specific request of the management of **M/s CRC Homes Private Limited**, the promoter, for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

For Satija Puneet & Associates
Chartered Accountants
FRN-032679-N

FCA Puneet Satija
Proprietor
M.No.536943
Date: 25th May, 2024
Place: Gr. NOIDA
UDIN: 24536943BKETXN1913

Annexure 1:- Notes to CA Certificate of the Real Estate Project "CRC Joyous"

- Land cost of the project has been estimated based on the terms & conditions of the Joint Development Agreement entered into between the land owner promoter and the developer promoter. Actual land cost has been worked out on the basis of actual payment made to land owner promoter by the developer promoter till 23rd May, 2024
- Total Estimated Construction and Development Cost of INR 26,940 Lakhs is being considered on the basis of the estimations provided by the Engineer in respect of the project.
- Actual incurred cost has been worked out by taking total of invoices booked and advances given and reduced by the amount payable to vendors as of 23rd May, 2024.
- Estimated Finance Cost of INR 2600 Lakhs is being worked out on the basis of projections made for all future fund inflows and outflows of the project under consideration which includes loan facilities that may require to be availed, utilized & repaid during tenure of the project completion.
- Finance cost incurred is related to the secured loan(s) taken to make payment to land owner to acquired the development rights of the project and unsecured borrowing to manage the working capital for the company.
- The data relating to the period from 01.04.2023 to 23.05.2024 has been taken on the basis of unaudited books of accounts produced before us by the management of **CRC Homes Private Limited**, Promoter Company.
