



SATIJA PUNEET & ASSOCIATES

Chartered Accountants

REG — 3

CHARTERED ACCOUNTANT'S CERTIFICATE

Information as on 30th September, 2023

Certification work Assigned vide letter No. CRC Sublimis/02/23-24 Dated :- 15th September, 2023

UDIN: 23536943BGVSIP9549

Subject: Certificate of Cost incurred on the project, **CRC SUBLIMIS** for Construction of Tower No.1 to Tower-6 (6 Towers) situated on a plot admeasuring 20,000 sq. mtrs. area, Plot No.11A, 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 Enticement Infrastructure Private Limited **having RERA Registration No. UPRERAPRJ15180**, Designated A/C No. 777705003102 Bank Name-Enticement Infrastructure Private Limited - RERA Account, maintaining with ICICI Bank Limited.

S.No.	Particulars	Rs. in Lakhs	Rs. In Lakhs
		Total Cost Estimated	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.	7,900	7,823
	SUB TOTAL LAND COST (in Rs.)	7,900	7,823
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)	1200	1006
	SUB TOTAL FEES PAID (in Rs.)	1200	1006
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);	24000	22190



	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	24000	22190
3B	Cost of construction incurred (As Certified by Project Engineer)	24000	22073
3C	Total Construction Cost (Lower of 3A and 3B.)	24000	22073
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)	500	490
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	24500	22563
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	33600	31392
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	92%	
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)%	93%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	39404	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	27583	
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)	31392	
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)	27577	
11	Balance available in Designated A/c.	5	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	3814	

This certificate is being issued on specific request of the management of M/s Enticement Infrastructure 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: 18th October, 2023
Place: Gr. NOIDA
UDIN: 23536943BGVSIP9549

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

- Estimated Land Cost, Approval Cost, Construction Cost and Finance Cost has been revised as per current situation.
- 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 30th June 2023.
- The promoter of the project has been received Occupation Certificate w.r.t. all tower no.1,2,3,4,5 & 6 of the project & possession/registry of the same has been is in under process.
- The data relating to the period from 01.04.2022 to 30.06.2023 has been taken on the basis of unaudited books of accounts produced before us by the management of **Enticement Infrastructure P Ltd**, Promoter Company.

