

Swati G & Co.,
Chartered Accountant



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CHARTERED ACCOUNTANT'S CERTIFICATE			
Information as on 30th June, 2023			
Certification work Assigned vide letter No. CRC Sublimis/01/23-24 Dated :- 15th April, 2023			
UDIN: 23555647BGXYLU9611			
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 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.	7,900	7,860
	SUB TOTAL LAND COST (in Rs.)	7,900	7,860
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	22113
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	24000	22113
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	483
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	24500	22556
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	33600	31421
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)%	94%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	38514	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	26960	
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)	31421	
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)	26813	
11	Balance available in Designated A/c.	147	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	4609	

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 SWATI G & CO.
Chartered Accountant
FRN- 038050N


Swati Gupta
Proprietor
M.No. 555647
Date: 19.07.2023
Place: Delhi



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

- (i) Estimated Land Cost, Approval Cost, Construction Cost and Finance Cost has been revised as per current situation.
- (ii) 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.
- (iii) The promoter of the project has been received Occupation Certificate w.r.t. tower no.2,3,4&5 of the project & possession/registry of the same has been in under process.
- (iv) 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.
