

# SANDEEP PRAKASH & CO.

213, Murli Bhawan, 10-A, Ashok Marg,  
Lucknow - 226001, Uttar Pradesh



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Chartered Accountants

| Form-REG-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                          |                                       |                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------------------------------|
| CHARTERED ACCOUNTANT'S CERTIFICATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                          |                                       |                                                                    |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED SEPRATE ACCOUNT OF EKANA MALL at EKANA SPORTZ CITY)                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                          |                                       |                                                                    |
| Information as on <u>27.04.2021</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                          |                                       |                                                                    |
| Certification work Assigned vide letter No.-----                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                          | Dated :- 26.04.2021                   |                                                                    |
| <b>Subject:</b> Certificate of amount incurred on EKANA MALL - Ekana Sportz City for Construction of Commercial Building(s) situated on Plot No- C-11, demarcated by its boundaries ( Latitude and Longitude of 26 48'31.94" N - 81 1'3.76" - E) Sec-7, Gomti Nagar Extn, Shaheed Path Road, District Lucknow, PIN 226010, admeasuring 12479.06 sq. meter area, being developed by Ekana sportz City Pvt. Ltd. <i>having RERA Registration No . Applied For,</i> Designated A/C No:- 3110201011930 Bank Name :- Canara Bank |                                                                                                                                                                                                                                                                          |                                       |                                                                    |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Particulars                                                                                                                                                                                                                                                              | Rs.in lacs<br>Total Cost<br>Estimated | Rs. In lacs<br>Amount<br>incurred (actual<br>out-flow) till<br>now |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2                                                                                                                                                                                                                                                                        | 3                                     | 4                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Land Cost</b>                                                                                                                                                                                                                                                         |                                       |                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;                                                                                                                                                        | 4001.39                               | 4001.39                                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Land Cost</b>                                                                                                                                                                                                                                                         |                                       |                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | (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;                                                                                                    | 757.54                                | 189.39                                                             |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Land Cost</b>                                                                                                                                                                                                                                                         |                                       |                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | (c) Acquisition cost of TDR (Transfer of Development Rights), if any;                                                                                                                                                                                                    |                                       |                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Land Cost</b>                                                                                                                                                                                                                                                         |                                       |                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | (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);                                     | 163.23                                |                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Land Cost</b>                                                                                                                                                                                                                                                         |                                       |                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | (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. |                                       |                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                      | 4,922.16                              | 4,190.78                                                           |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Particulars                                                                                                                                                                                                                                                              | Total Cost<br>Estimated               | Amount<br>incurred (actual<br>out-flow) till<br>now                |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2                                                                                                                                                                                                                                                                        | 3                                     | 4                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Project Clearance Fees</b>                                                                                                                                                                                                                                            |                                       |                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | (a) Fees paid to RERA                                                                                                                                                                                                                                                    | 2.50                                  |                                                                    |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | (b) Fees paid to Local Authority                                                                                                                                                                                                                                         | 172.44                                | 64.89                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | (c) Consultant/Architect Fees (directly attributable to project)                                                                                                                                                                                                         | 270.20                                |                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | (d) Any other (specify)                                                                                                                                                                                                                                                  |                                       |                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                      | 445.14                                | 64.89                                                              |

|                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                      |                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-----------------|
| 3A                                                                                                                                                                                                                                                | <b>Cost of Development And construction</b><br>(a) Cost of services (water, electricity to construction site) , Site Overheads;<br>(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);<br>(c) Cost of material actually purchased;<br>(d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project); | 24,136.77                                                            |                 |
|                                                                                                                                                                                                                                                   | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>24,136.77</b>                                                     | -               |
| 3B                                                                                                                                                                                                                                                | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>24,136.77</b>                                                     | -               |
| 3C                                                                                                                                                                                                                                                | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>24,136.77</b>                                                     | -               |
| 3D                                                                                                                                                                                                                                                | <b>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)</b>                                                                                                                                                                                                                                                                                                                                  |                                                                      |                 |
| 3                                                                                                                                                                                                                                                 | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>24,136.77</b>                                                     | -               |
| 4                                                                                                                                                                                                                                                 | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>29,504.07</b>                                                     | <b>4,255.67</b> |
| 5                                                                                                                                                                                                                                                 | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>0.00%</b>                                                         |                 |
| 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 )%                                                                                                                                                                                                                                                                                                                                                                        | <b>14.42%</b>                                                        |                 |
| 7                                                                                                                                                                                                                                                 | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                                                                                                                                                                                                                                                                                                                                                                      | -                                                                    |                 |
| 8                                                                                                                                                                                                                                                 | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                                                                                                                                                                                                                                                                                                                                                                | -                                                                    |                 |
| 9                                                                                                                                                                                                                                                 | Cummulative Amount that can be withdrawn from Designated a/c, i.e.<br><b>Cost * Proportionate Cost Incurred on the Project</b><br><b>4 * row 6 )</b>                                                                                                                                                                                                                                                                                                                                                                        | <b>(Total Estimated</b><br><b>(Column 3 of Row</b><br><b>4255.67</b> |                 |
| 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 )                                                                                                                                                                                                                                                                                                                                         | -                                                                    |                 |
| 11                                                                                                                                                                                                                                                | Balance available in Designated A/c.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>0</b>                                                             |                 |
| 12                                                                                                                                                                                                                                                | Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>4255.67</b>                                                       |                 |
| This certificate is being issued on specific request of M/s EKANA SPORTZ CITY PVT. LTD. 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 Sandeep Prakash & Co<br>Chartered Accountants<br>FRN: 006527C<br><br>CA Sandeep Jain<br>Partner (M.No.:075237)<br>UDIN : 21075237AAAAAC5426<br><br>Place: Lucknow<br>Date: 27.04.2021                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                      |                 |