



Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 30th June 2024

Certification work Assigned vide letter No. ECPL/25-26/06

Dated :- 09-06-2025

Subject: Certificate of amount incurred on **CASA GRANDE-2** for Construction of 4 (Four) Tower situated on Khasra no./Plot No.GH-06C,Sector-CHI-V, Greater Noida, Uttar Pradesh, demarcated by its boundaries (latitude 28°25'42.60"N and longitude 77°30'15.1"E of the end-points) to the North, to the South, to the East to the West of Village GH-06B,Chuharpur Khader, Tehsil Dankaur Competent Authority/Development Authority, NOIDA DEVELOPMENT AUTHORITY District GAUTAM BUDDH NAGAR, PIN 201301, admeasuring 18154 sq. meter area, being developed by Earthcon Constructions Pvt. Ltd **having RERA Registration No. UPRERAPRJ4491, Designated A/C No.252000200033 Bank Name- INDUSIND BANK LTD**

S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs 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;	209,860,240	209,860,240
	(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;	130,144,298	45,705,335
	(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);	11,647,500	11,647,500
	(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.	188,805,583	188,805,583
	SUB TOTAL LAND COST (in Rs.)	540,457,621	456,018,658

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	115,430	115,430
	(b) Fees paid to Local Authority	4,683,323	4,683,323
	(c) Consultant/Architect Fees (directly attributable to project)	3,333,749	3,333,749
	(d) Any other (specify)	24,389,466	24,389,466
	SUB TOTAL FEES PAID (in Rs.)	32,521,968	32,521,968
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	1,402,288,689	518,054,237
	(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;	-	300,154,913
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	-	33,909,329
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,402,288,689	852,118,479
3B	Cost of construction incurred (As Certified by Project Engineer)	-	453,422,438
3C	Total Construction Cost (Lower of 3A and 3B.)	-	852,118,479
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)	16,510,550	16,510,550
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	16,510,550	868,629,029
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1,991,778,828	1,340,659,105
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	60.03%	

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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)%	67.31%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	1,431,522,275
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	1,002,065,592
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)	1,340,659,105
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)	1,429,588,754
11	Balance available in Designated A/c.	1,933,521
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	-88,929,649

This certificate is being issued on specific request of M/s Earthcon Constructions Pvt. Ltd. For UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

Note-1:- The total construction cost does not include the loan repayment (principal loan amount) made by the company and other cost related to office administration and sales and marketing etc.

Note-2:- The amount received from allottees shown in Row 7, includes the amount used for repayment of principal loan amount.



ABHIJIT DUTT & ASSOCIATES
Chartered Accountants

G. Dutt

FRN-315049E
CA, Gora Chand Mukherjee
(Partner)
MRN-017630
Pan-AHOPM1687J

UDIN-25017630BMHZNC2930

Place : New Delhi
Date : 14.06.2025