



Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No. 002

Date:- 13-12-2025

Information as on 30-09-2025

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

PART-A

S.No.	Particulars	Rs.in lacs Total Estimated Cost	Rs. In lacs Amount incurred till last quarter	Rs. In lacs Amount incurred during the quarter	Rs. In lacs Amount incurred till now
1	2	3	4	5	6
1	Land Cost				
	(a) Acquisition cost of land and legal costs on land transaction:				
	(a.1) For Project Estimation Purpose				
	i - In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	2,098.60	2,098.60	-	2,098.60
	ii- In case of acquisition through Joint Development Agreement with land owner, the consideration as specified in the Joint Development Agreement or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	-			
	iii- In case of inherited /gifted/ through will, the cost of land shall be as per the DM circle rate on the date of application of registration of project in U.P. RERA.	-			
	TOTAL OF LAND COST - For Project Estimation Purpose	2,098.60	2,098.60	-	2,098.60
	(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account				
	i - In case of acquisition through Purchase, the actual purchase price will be considered.	2,098.60	2,098.60	-	2,098.60
	ii- In case of acquisition through Joint Development Agreement with land owner, the cost of land shall be the actual cost incurred by the landowner	-	-	-	-
	iii- In case of inherited /gifted/ through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter.				
	TOTAL OF LAND COST - For % completion and withdrawal purpose	2,098.60	2,098.60	-	2,098.60
	(b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government or Statutory Authority, if any;	1,301.44	506.61	101.89	608.51
	(c) 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);	256.80	256.80	-	256.80
	(d) Interest (Other than Penal Interest and Penalties etc.)				
	a) paid to Financial Institution, Scheduled Banks, NBFC on loan/ borrowing provided such loan/ borrowing has been utilised for purchase of land				
	b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR) provided such loan has been utilised for purchase of land	1,888.06	1,888.06	-	1,888.06
	c) paid to the Competent Authority for acquisition of land				
	TOTAL OF LAND COST				
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	5,544.90	4,750.07	101.89	4,851.97
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	5,544.90	4,750.07	101.89	4,851.97
2	Project Clearance Fees				
	(a) Fees paid to RERA	1.15	1.15	-	1.15
	(b) Fees paid to Local Authority	46.83	46.83	-	46.83
	(c) Consultant/Architect Fees (directly attributable to project)	98.85	40.14	11.26	51.40
	(d) Any other (specify)	243.89	243.89	-	243.89
	TOTAL OF FEES PAID	390.73	332.02	11.26	343.28
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site), Site Overheads;	14,022.89	6,988.69	90.00	7,078.69
	(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 materials actually purchased;	-	4,539.72	168.20	4,707.92
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	-	423.33	-	423.33
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	14,022.89	11,951.73	258.21	12,209.94
	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)		11,072.79	1,018.85	12,091.64
3B	Total Construction and Development Cost (Lower of 3A and 3B.)		11,072.79	258.21	12,091.64



3D	Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilised for construction of this project: a) paid to Financial Institution , Scheduled Banks , NBFC and b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)"	165.11	165.11	-	165.11
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	14,187.99	11,237.90	258.21	12,256.75
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	20,123.63	16,319.99	371.36	17,405.19
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	20,123.63	16,319.99	371.36	17,452.00
5	Percentage completion of Construction & Development Work completed as per latest REG-2 i.e. (Amount in Row 4 of REG-2 / Amount in Row 3 of REG-2) x100	81.30%			
6	Percentage completion of the Project (Proportionate cost incurred on the project to the total estimated cost) (Col.6 of S No. 4B / Col.3 of S No. 4B)	86.72%			
7	Total amount received from allottees till date since Inception of the Project	24,967.62			
8	70% Amount to be deposited in Separate Account (70%*S No. 7)	17,477.33			
9	Loan sanctioned for the project till date (secured and unsecured both)	7,097.36			
10	Loan disbursed for the project till date (secured and unsecured both)	7,097.36			
11	Interest on deposits (flexi facility) credited to the Separate account	-			
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)	24,574.69			
13	Cumulative Amount that can be withdrawn from Separate a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B * S No. 6)	17,452.00			
14	70% of the principal amount refunded on account of cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier). (The CA will necessarily ensure that units stand cancelled and if the 70% of the principal amount is to be refunded, the details shall be given in Part B of this Certificate)	20.90			
15	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 Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))	24,572.87			
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)	1.82			
17	Actual Balance available in Separate A/c as on date	1.82			
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil	(0.00)			
19	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (Minimum of S No. 17 and (S No. 13 + S No. 14 - S No. 15))	(7,099.98)			
20	Amount to be directly paid to the vendors/ billers/ contractors/ Allottees (in case of refund as per S No. 15 above) as per Part B of this certificate	1,209.06			
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)	(8,309.04)			

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:- As per Order No. 1809/UPRERAPRJ4491/PMD/P.R./NCR/2021-22 Dated 01/11/2021, under section 8 read with section 11 of the RERA Act there is only one Designated A/C No.252000200033 Bank Name- INDUSIND BANK LTD to be maintain by the company, from which all the construction expenses and other expenses to be made.

SKMR & ASSOCIATES
MNO: 551361
ANIL KUMAR
FRN: 024931N
UDIN: 25551361BMOEQM9335
Place: Delhi
Dated: 16.12.2025





SKMR AND ASSOCIATES
Chartered Accountants
Opp. Metro Pillor no-817, Delhi- Rohtak Road, Bahadurgarh, Haryana-124507
Phone : 9729959017, E-Mail : caanildalal@gmail.com

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(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No. 002

Date:- 13-12-2025

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PART-B

I/ We also certify that:

Out of the amount reported in **Column 6 of S No. 4B** above:

- Rs. **17,452.00** Lacs has been actually spent on the land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(l)(d) and is, therefore, admissible for withdrawal from the Separate Account.
- Rs. 1,179.21 Lacs is the amount for which bills/ invoices from the biller/ vendor/ contractor have been received for the work already rendered by them for the land, construction and development work of this project and being due for payment are, therefore, admissible for payment from the Separate Account directly to the biller/ vendor/ contractor in their bank account as per the list given below.
- Rs. 29.85 Lacs is the amount pertaining to the refund to be made to the Allottees where allotted units have been cancelled in compliance of U.P. RERA orders for refund to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement For Sale entered into with that allottee.

(in Rs)

S No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards (detail of work)	Bank Name	IFSC	Bank Account No.
1	Anish Ahmed	87,129.00	Labour Work	ICICI Bank Ltd.	ICIC0000885	135501503509
2	Ashif Ali	14,177.00	Labour Work	Punjab National Bank	PUNB005120	0512000100347012
3	Dhanprasad	2,63,268.00	Cost of Services	State Bank of India	SBIN0012153	42729820752
4	Firoz	93,192.00	Labour Work	Bank of Baroda	BARB0DASNA	41850100006534
5	Kasim	31,001.63	Labour Work	Bank of Baroda	BARB0KASNA	56200100003388
6	Md. Ashalam	13,600.00	Labour Work	Union bank of India	UBIN0560430	604302010014450
7	Nanhe Miyan	2,19,663.00	Labour Work	Indian Overseas Bank	IOBA0001719	171902000000068
8	Nurbashar Khan	77,295.00	Labour Work	Axis Bank Ltd	UTIB0000389	914010011143467
9	Rang Lal Bairwa	17,856.00	Labour Work	Union bank of India	UBIN0546127	461202010008745
10	Ravi	1,60,703.00	Labour Work	Indian Bank	IDIB000K319	7359487620
11	Sattar Khan	45,977.79	Labour Work	Punjab National Bank	PUNB077550	15082191004434
12	Yunus	1,49,173.05	Labour Work	Central Bank of India	CBIN0283941	3189356697
13	Sakhaye Constructions and Developers	21,81,900.00	Materials	IDFC Bank Limited	IDFB0020155	55599966686
14	OSS Constructions Pvt. Ltd.	2,53,566.00	Materials			
15	Aarav Industrial Solutions	10,97,388.00	Materials	Union bank of India	UBIN0572047	720401010050301
16	Abhishek Shuttering & Scaffolding	48,368.32	Cost of Services	State Bank of India	SBIN0060457	66026561728
17	Advance Cool	79,51,819.00	Materials	HDFC Bank Ltd.	HDFC0000435	50200027145538
18	Anshika Infra Projects	71,38,555.18	Materials	Bank of Baroda	BARB0GNOID	30000200000331
19	Antares Legal	4,32,000.00	Cost of Services	HDFC Bank Ltd.	HDFC0000482	50200066376652
20	A P Design	1,38,836.00	Materials	HDFC Bank Ltd.	HDFC0004872	50200093259848
21	Aplinka Solutions	3,86,000.00	Materials	Punjab National Bank	PUNB012081	12081131004148
22	Archado Architect	8,99,186.00	Cost of Services	Canara Bank	CNRB0000361	120028939274
23	A to Z Control Sytems	3,28,58,195.30	Materials	HDFC Bank Ltd.	HDFC0000325	50200095334721
24	Banas Stones	1,38,437.00	Materials	State Bank of India	SBIN0031856	61027058559
25	Bharat Cool Solution	13,664.00	Materials	Union bank of India	UBIN0810924	109211010000052
26	Bilawat Marbles	1,06,654.00	Materials	Indusind Bank Ltd		201001244527
27	Biltech Building Elements Ltd	78,165.00	Materials	ICICI Bank Ltd.	ICIC0001820	1820050000546
28	B L Constructions	82,677.00	Materials	Bank of India	BKID0006015	601520110000340
29	BMW Vyapar Private Limited	25,62,657.00	Materials			
30	BTC Traders Pvt Ltd	22,67,043.00	Materials	Kotak Mahindra Bank	KKBK0000174	0211597832
31	Colour Saina	4,01,508.00	Materials	Axis Bank Ltd	UTIB0004914	921020049160550
32	Debashree Solutions	39,60,422.00	Materials	ICICI Bank Ltd.	ICIC0006956	695605600969
33	Deshwal Engineering	6,690.00	Materials	Bank of Baroda	BARB0VJIME	83760200000114
34	DHRA Stonex	7,95,783.00	Materials	ICICI Bank Ltd.	ICIC0007725	772505500228
35	Digi Electro World	6,52,541.00	Materials	HDFC Bank Ltd.	HDFC0000325	50200068391046
36	Express Engineers	14,990.00	Cost of Services	South Indian Bank	SIBL0000410	0410083000000021
37	GRS Security & Allied Services	40,730.00	Cost of Services	IDBI Bank Ltd	IBKL0000875	0875102000010265
38	Husain Techno Sanitations	5,03,377.13	Materials	Punjab National Bank	PUNB0093111	09311132000224
39	Jaypee Industries	7,056.00	Materials	HDFC Bank Ltd.	HDFC0004394	50200013979201
40	Kailash Yadav	43,623.00	Materials	Central Bank of India	BIN0281801	3320301945
41	Maa Realty Solutions	78,03,511.00	Materials	State Bank of India	SBIN0061638	44478880834
42	Mavi Enterprises	80,000.00	Materials	HDFC Bank Ltd.	HDFC0002845	50200011845238
43	Mayur Metal Trading Corporation	66,57,999.84	Materials	Kotak Mahindra Bank	KKBK000211	9350234567
44	New S. T. Traders	9,84,536.00	Materials	Canara Bank	CNRB0019455	94533070000120
45	Om Shri Ganesh Enterprises	26,07,941.40	Materials	IDFC Bank Limited	IDFB0020154	10140310938
46	P D Group of Industries	7,909.00	Materials	Canara Bank	CNRB0018788	25522010000807
47	Prv. Mohd Gulfam	1,10,133.00	Labour Work	Indusind Bank Ltd		201001322980
48	Radhey Enterprises	7,36,605.00	Materials	ICICI Bank Ltd.	ICIC0000979	097905003955
49	Ram Ji Singh	1,64,777.26	Labour Work	UCO Bank	UCBA0000955	09510110021552



50	RG Enterprises	53,935.00	Materials	YES BANK LIMITED	YESB0000127	012763200000881
51	Royal Electricals	29,51,595.00	Materials	Axis Bank Ltd	UTIB0001145	921020032314328
52	R & R International	50,320.80	Materials	Federal Bank Ltd	FDRL0002150	21500200000259
53	Rudrabhishek Enterprises	8,85,000.00	Cost of Services	HDFC Bank Ltd.	HDFC0001394	50200055417374
54	Rudra Tech RMC	1,24,26,046.00	Materials	Bank of India	BKID0007151	715120110000405
55	Sakshi Home Stores	27,815.00	Materials	ICICI Bank Ltd.	ICIC0000225	022505001558
56	Sanjay Mishra	40,393.00	Labour Work	Punjab National Bank	PUNB0314304	3143000100119650
57	Shakti Associates	12,94,352.00	Materials	Union bank of India	UBIN0530743	307401010036444
58	Shiv Shakti Trading Co.	94,733.00	Materials	Punjab & Sind Bank	PSIB0000191	01911600078810
59	Shree Anmol Granites	81,530.00	Materials	State Bank of India	SBIN0006851	39891895190
60	Shree Cement Ltd	8,71,012.00	Materials	HDFC Bank Ltd.	HDFC0004989	CLAC907245
61	Shri Ganesh Associate	1,23,10,677.07	Materials	IDFC Bank Limited	IDFB0020154	10156672710
62	Shri Jagannath Steels	3,88,297.36	Materials	ICICI Bank Ltd.	ICIC0006631	663105600889
63	Spectrum Engineering Tech Pvt Ltd	17,320.00	Materials	ICICI Bank Ltd.	ICIC0001256	125605000641
64	Stone World	5,311.00	Materials	Union bank of India	UBIN0820253	697901010050012
65	Suraj Electric Power Tools Sales & Services	31,349.00	Materials	Kotak Mahindra Bank	KKBK0005028	7247075648
66	T K Elevator India Pvt Ltd	7,89,132.00	Materials	HSBC	HSBC0110002	052665437001
67	Virsun Industries	1,27,440.00	Materials	Indusind Bank Ltd		650014123730
68	Warriors Force Security	44,686.00	Cost of Services	Punjab & Sind Bank	PSIB0021309	13091100000393
69	Yogesh Electricals	13,393.00	Materials	Bank of India	BKID0007120	712030110000019
70	DGA Waste Solutions Private Limited	28,674.00	Materials	ICICI Bank Ltd.	ICIC0001133	113305002229
71	Refund due to Cancellation	29,85,000.00				
Total		12,09,06,290				

This certificate is being issued on specific request of **M/s Eartheon Constructions Pvt Ltd, UPRERAPRM5849** 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.

SKMR & ASSOCIATES
MNO: 551361
ANIL KUMAR
FRN: 024931N
UDIN: 25551361BMOEQM9335
Place: Delhi
Dated: 16.12.2025

