

SANDEEP PRAKASH & CO.

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



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Form-5

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF EKANA ANTALYA (R-4) at EKANA SPORTZ CITY)

Information as on : 31.12.2025

Certification work Assigned vide letter No.-----

Dated :- 10/01/2026

Subject: Certificate of amount incurred on EKANA ANTALYA (Group Housing) - Ekana Sportz City for Construction of Residential Building(s) situated on Plot No- R-4, demarcated by its boundaries (Latitude and Longitude of 49 89'98.40" N - 49 90'12.53" S - 29 77'507.48" E - 29 77'506.43" W) at Sec-7, Gomti Nagar Extn, Shaheed Path Road, District Lucknow- PIN 226010 U.P. , admeasuring 10568.80 sq. meter area, being developed by Ekana Sportz City Pvt. Ltd. having RERA Registration No. UPRERAPRJ249516, Designated A/C No.- 40992450452 , Bank Name- State Bank of India, Gokhle Marg, Lucknow

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		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;	3388.87	3388.87
	Land Cost (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;	401.72	100.43
	Land Cost (c) Acquisition cost of TDR (Transfer of Development Rights), if any;	NIL	NIL
	Land Cost (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);	172.47	43.18
	Land Cost (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.	NIL	NIL
	SUB TOTAL LAND COST (in Rs.)	3,963.06	3,532.48
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA	2.50	NIL
	(b) Fees paid to Local Authority	162.09	12.21
	(c) Consultant/Architect Fees (directly attributable to project)	151.89	NIL
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	316.48	12.21

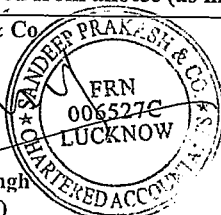


	Cost of Development And construction		
3A	(a) Cost of services (water, electricity to construction site) , Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of <i>Salary and Wages</i> (excluding cost of salaries of employees of the company not directly attached to project);	15,188.75	4,787.29
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	15,188.75	4,787.29
3B	Cost of construction incurred (As Certified by Project Engineer)	15,188.75	4,787.29
3C	Total Construction Cost (Lower of 3A and 3B.)	15,188.75	4,787.29
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)	500.00	457.56
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	15,688.75	5,244.85
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	19,968.29	8,789.54
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	31.52%	
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)%	44.02%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		12,732.00
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		8,912.40
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)		8,789.54
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)		8,751.15
11	Balance available in Designated A/c.		44.92
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		38.39

This certificate is being issued on specific request of managment of M/s **EKANA SPORTZ CITY PVT. LTD.** for UP RERA compliance. The certification is based on the checking of information and records as produced before us and is true to the best of our knowledge and belief.

Note:- Amount Received from allottee (as mentioned above Para 7) is inclusive of GST.

For Sandeep Prakash & Co
Chartered Accountants
FRN: 006527C



CA Vishnu Bhushan Singh
Partner (M.No.: 405175)
UDIN : 26405175MTHZMF8259

Place: Lucknow
Date: 13/01/2026