



TO WHOMSOEVER IT MAY CONCERN

We have verified the books accounts, documents of M/s Earthwaves Developers Private Limited and certify that the total amount incurred for development work of residential plot "Aaradhyam" situated on plot no 349, 353 Bhatta No. 5 Road, Bhovapur, Ghaziabad, U.P. demarcated by its boundaries (latitude and longitude of the end-points) 28 43 10.28N and 77 26 10.71E, 28 43 08.37N and 77 26 09.55 E, of tehsil-Ghaziabad District Ghaziabad, admeasuring 12278 sq. meter area, being developed by the company, A/C No. 2146747849 Bank Name: KOTAK MAHINDRA BANK is Rs. 1657.17 Lacs (Including land cost) as on 31.12.2023.

(Amount in Lacs)			
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 31.12.2023
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; SUB TOTAL LAND COST (in Rs.)	672.00	672.00
2	Project Clearance Fees (includes followings) (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Ghaziabad Authority fees SUB TOTAL FEES PAID (in Rs.)	635.00	614.87
3A	Cost of Development And construction (includes followings) (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); Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	600.00	370.30
3B	Cost of construction incurred (As Certified by Project Engineer)	550.00	473.00
3C	Total Construction Cost (Lower of 3A and 3B.)	550.00	370.30
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)	-	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	550.00	370.30
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1,857.00	1,657.17
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		95.17%
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)%		89.24%
7	Total amount received from allottees till date since Inception of the Project*		1,381.15
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		966.81
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)		1,657.17
10	Amount actually withdrawn till date since inception of the project		1,381.15
11	Balance available in Designated A/c.		-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		276.02

This certificate is being issued on specific request of M/s Earthwaves Developers Private Limited 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.

FOR BALRAM SINHA & Co
(Chartered Accountants)
Firm Registration No 023282N

(Balram Kumar Sinha)
Partner
Membership No: 505439

UDIN: 24505439BKBPOS6687

Place: Gurgaon
Date: 14-01-2024

