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+91-8860834477

Satija Puneet & Associates
Chartered Accountants

REG — 3

CHARTERED ACCOUNTANT'S CERTIFICATE

Information as on 30th, June, 2026

Certification work Assigned vide letter No. CRC Joyous/02/23-24 Dated :- 15th Sept , 2023

UDIN: 26536943NEBZEV8636

Subject: Certificate of Cost incurred on the project, **CRC Joyous** for Construction of Tower No.1 to Tower-4 (4 Towers) situated on a plot admeasuring 15,490 sq. mtrs. area, Plot No.08A, Tech Zone-IV, Greater Noida (West), Gautam Buddha Nagar, Development Authority- Greater NOIDA Industrial Development Authority(GNIDA), District Gautam Buddha Nagar, Uttar Pradesh, being developed by CRC Homes Private Limited ***having RERA Registration No*. UPRERAPRJ613747, Designated A/C No. 7645243243 Bank Name-CRC Homes Private Limited Separate Bank Account for the CRC Joyous, maintaining with Kotak Mahindra Bank Limited.**

		Rs. in Lakhs	**Rs. In Lakhs**
S.No.	**Particulars**	**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; (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.	13,180	11,277
	SUB TOTAL LAND COST (in Rs.)	**13,180**	**11,277**
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 (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (GST Payment)	3120	3508
	SUB TOTAL FEES PAID (in Rs.)	**3120**	**3508**
3A	**Cost of Development And construction** (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);	19500	19314
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	19500	19314
3B	***Cost of construction incurred (As Certified by Project Engineer)***	19500	19308
3C	***Total Construction Cost (Lower of 3A and 3B.)***	19500	19308
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)***	1200	1449
3	***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)***	20700	20757
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	37000	35543

Puneet Satija

Digitally signed by Puneet Satija
Date: 2026.07.15 14:19:06 +05'30'

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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	99%
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)%	96%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	49323
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	34526
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)**	35543
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)	34055
11	Balance available in Designated A/c.	471
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	**1487**

This certificate is being issued on specific request of the management of **M/s CRC Homes Private Limited**, the promoter, 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 Satija Puneet & Associates
Chartered Accountants
FRN-032679-N

Puneet Satija Digitally signed by Puneet Satija Date: 2026.07.15 14:19:23 +05'30'

FCA Puneet Satija
Proprietor
M.No.536943
Date: 15th July, 2026
Place: Gr. NOIDA
UDIN:26536943NEBZEV8636

Annexure 1:- Notes to CA Certificate of the Real Estate Project "CRC Joyous"

(i) Land cost of the project has been estimated based on the terms & conditions of the Joint Development Agreement entered into between the land owner promoter and the developer promoter. Actual land cost has been worked out on the basis of actual payment made to land owner promoter by the developer promoter till 30th June, 2026.

(ii) Total Estimated Construction and Development Cost has been revised to INR 19,500 Lakhs from INR 19,000 Lakhs based on the revised estimations being provided by the Engineer in respect of the project.

(iii) Actual incurred cost has been worked out by taking total of invoices booked and advances given and reduced by the amount payable to vendors as of 30th June, 2026.

(iv) Estimated Finance Cost of INR 1200 Lakhs is being worked out on the basis of projections made for all future fund inflows and outflows of the project under consideration which includes loan facilities that may require to be availed, utilized & repaid during tenure of the project completion.

(v) Finance cost incurred is related to the secured loan(s) taken to finance the plant & machinery acquired for construction of the project and unsecured borrowing to manage the working capital for the company.

(vi) The data relating to the period from 01.04.2025 to 30.06.2026 has been taken on the basis of unaudited books of accounts produced before us by the management of **CRC Homes Private Limited,** Promoter Company.

(vii) Amount Received from allottees and withdrawn from RERA Account are subject to adjustments on account of Amount refunded to customers upon cancellation of Units.

(viii) Total Collection from customers Includes GST recovered over the value of unit. Therefore, GST paid to the Govt has been recognized as cost only for withdrawal from Separate RERA Account.

viii) Total Collection from Customers/ withdrawal from RERA are subject to adjsutment on account of refund to customers on cancellation of units.

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