

Swati G & Co.,
Chartered Accountant



Address: F-722A, Street no. 24, Laxmi
Nagar, Delhi-110092

Mobile: +91 7827411900

Email ID: sswatigupta95@gmail.com

REG — 3

CHARTERED ACCOUNTANT'S CERTIFICATE

Information as on 30th June, 2023

Certification work Assigned vide letter No. CRC Joyous/01/23-24 Dated :- 15th April, 2023

UDIN: 23555647BGXYLT6112

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.**

S.No.	Particulars	Rs. in Lakhs Total Cost Estimated	Rs. in Lakhs Amount incurred (actual out-flow) till now
1	Land Cost	3	4
1	(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	3,849
	SUB TOTAL LAND COST (in Rs.)	13,180	3,849
2	Project Clearance Fees	3	4
2	(a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	620	73
	SUB TOTAL FEES PAID (in Rs.)	620	73
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);	19000	609
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	19000	609
3B	Cost of construction incurred (As Certified by Project Engineer)	19000	355
3C	Total Construction Cost (Lower of 3A and 3B.)	19000	355



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	4
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	20200	359
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	34000	4281
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	2%	
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)%	13%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	4492	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	3144	
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)	4281	
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)	3118	
11	Balance available in Designated A/c.	26	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	1163	

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 SWATI G & CO.
Chartered Accountant
FRN- 038050N


Swati Gupta
Proprietor
M.No. 555647
Date: 19.07.2023
Place: Delhi



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, 2023
- (ii) Total Estimated Construction and Development Cost of INR 19,000 Lakhs is being considered on the basis of the estimations 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 2023.
- (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.
- (vi) The data relating to the period from 01.04.2023 to 30.06.2023 has been taken on the basis of unaudited books of accounts produced before us by the management of **CRC Homes Private Limited**, Promoter Company.
