

G. S. Mathur & Co.

Chartered Accountants

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Reg — 3

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 29-12-2025

Certification work Assigned vide letter No. CA Certification GHL/01/24

Subject: Certificate of amount incurred on "Legacy by Gaur's" for Construction of Group Housing 24 Block(s) {BUCKINGHAM, EDINBURGH, KENSINGTON, VERSAILLES, Legacy Villas (V1 TO V12) & Legacy Villas (V14 TO V21)} situated on the Plot no. CONDOMINIUM APARTMENTS B-10, JAYPEE GREENS SITUATED IN GREATER NOIDA, Gautam Buddha nagar (U.P), Demarcated by its boundaries (latitude and longitude of the end points) 28°27'42.57"N, 77°31'20.54"E, Tehsil Dadri, Competent/ Development authority GNIDA, District Gautam Buddha Nagar, PIN: 201306 admeasuring 10263.47 Sq.Mt. area being developed by M/s GOLF HORIZON LLP having RERA Registration No. UPRERAPRJ688396, Designated A/C No. 777705550772 Bank Name- ICICI BANK LIMITED

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till 29.12.2025
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.	18,128	17,872
	SUB TOTAL LAND COST (in Rs.)	18,128	17,872
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 29.12.2025
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 (specify)	855	110
	SUB TOTAL FEES PAID (in Rs.)	855	110
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);	45,500	3,590
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	45,500	3,590
3B	Cost of construction incurred (As Certified by Project Engineer)	45,500	3,590
3C	Total Construction Cost (Lower of 3A and 3B.)	45,500	3,590

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)	2,500	1,599
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	48,000	5,189
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	66,983	23,171
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	7.89%	
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)%	34.59%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.) (Excluding GST and refunds)	28,529	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	19,970	
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)	23,171	
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) (Excluding GST and refunds)	19,345	
11	Balance available in Designated A/c.	264	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	3,826	

This certificate is being issued on specific request of **M/s GOLF HORIZON LLP** 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.

G.S. Mathur & Co.

Chartered Accountants

FRN 008744N

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ABHISHEK CHANDNA
Date: 2026.01.13
15:38:37 +05'30'

Abhishek Chandna

Partner

Member Ship No. 444331

UDIN: 26444331OTVCAL7301

Date: 13-01-2026

Place: Mumbai