



From - REG - 3			
Chartered Accountants Certificate			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT)			
Information as on 31.03.2025			
Certification work Assigned vide letter No.- NIL Dated 08.04.2025			
UDIN No. - 25409153BMMHMK9193			
Subject: Certificate of amount incurred on PI City Center Project for Construction of 1 No. Commercial Building situated on Plot No. - C-1, Sector Pi - 1, Greater NOIDA, Gautam Buddha Nagar, Uttar Pradesh, Development Authority - Greater Noida Industrial Development Authority (GNIDA) District Gautam Buddha Nagar, Uttar Pradesh admeasuring 2,634.72 Sq. Mtrs. area, being developed by Govinda Housing Limited. having RERA Registration No. - UPRERAPRJ304177/03/2025, Separate Bank A/c No. 50200106070954 , Govinda Housing Limited Separate Bank Account for PI City Center , Bank Name- HDFC Bank Limited			
		Rs. in Lakhs	Rs. in Lakhs
S.No.	Particulars	Total Cost Estimated	Amount incurred 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.	3,681	2,383
	SUB TOTAL LAND COST (in Rs.)	3,681	2,383
S.No.	Particulars	Total Cost Estimated	Amount incurred 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 (specify)	500	32
	SUB TOTAL FEES PAID (in Rs.)	500	32
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);	7,300	20
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	7,300	20
3B	Cost of construction incurred (As Certified by Project Engineer)	7,300	15
3C	Total Construction Cost (Lower of 3A and 3B.)	7,300	15
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)	0	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	7,300	15
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	11,481	2,430



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		Rs. in Lakhs	Rs. in Lakhs
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 1 No Commercial Building)	0%	
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)%	21%	
7	Total amount received from Allottees till date since Inception of the Project (in Rs.)		0
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0
9	Cumulative 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)		2,430
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)		0
11	Balance available in Separate Bank A/c as on 31.03.2025		0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		2,430
This certificate is being issued on specific request of Govinda Housing Limited for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief. - Kindly also refer Annexure - 1 for Notes to CA. Certificate			
For Gaurav Jai Agrawal & Associates Chartered Accountants Firm Regn. No. 024547C CA. Gaurav Agrawal (Proprietor) Membership No. - 409153 Date: 14.04.2025 Place: Greater Noida			



Notes to CA. Certificate (PI City Center- UPRERAPRJ304177/03/2025) Project

Annexure – 1

- (a) The Estimated & Incurred Land cost has been considered on the basis of Registered Lease Deed Dated – 11.10.2023 of the Project Land & Agreed payment, terms & conditions between Govinda Housing Limited & Greater NOIDA Industrial Development Authority (GNIDA).
- (b) Total Estimated Construction and Development Cost for sum of Rs. 7,300 Lakhs have been considered on the basis of the Certificate provided by the Engineer in respect of the said project.
- (c) Total Incurred Construction and Development Cost have been considered on the basis of, accrued expenses booked by the Promoter Company in its books of Accounts.
- (d) The data for the period from 01.04.2024 to 31.03.2025 is unaudited further the same is based on as per the books of accounts maintained & produced before me by the Govinda Housing Limited - Promoter Company.

UDIN No. - 25409153BMMHMK9193