G. S. Mathur & Co.
Chartered Accountants
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Form -REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 30/06/2022

Subject: Certificate of amount incurred on Project "3rd Park View" for Construction of Group Housing, situated on Gaur Yamuna City , Sector-19, Yamuna Expressway, Gautam Budhnagar, U.P. demarcated by its boundaries (latitude and longitude of the end-points)28'18'31.8'N, 77°33'45.6'E, 28'18'14.9'N, 77'33'36.4'E of village Mirzapur, Tehsil Gautam Buddha Nagar, Competent Authority/Development Authority, District Gautam Budh Nagar, admeasuring 101920 sq. meter area, being developed by M/s Gaursons Realtech (P) Limited having RERA Registration No. UPRERAPRJ16103, Designated A/C No. 071805004032 Bank Name: ICICI BANK LTD

S.No.	Particulars	Rs.in Crores Total Cost Estimated	Rs.in Crores Amount incurred till 30/06/2022
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.	90.04	90.04
	SUB TOTAL LAND COST (in Rs.)	90.04	90.04

S.No.	Particulars	Total Cost Estimated	Amount incurred till 30/06/2022
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)		
	SUB TOTAL FEES PAID (in Rs.)	0	0
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); Cost of Construction includes Selling, Admin and other Cost Directly attributable to Project.	127.66	92.10
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	127.66	92.10
3B	*Cost of construction incurred (As Certified by Project Engineer)*	-	92.10
3C	*Total Construction Cost (Lower of 3A and 3B.)*	-	92.10
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)*	5.00	4.85
3	*TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)*	5.00	96.95
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	222.70	186.99
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	61.50%	
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)%	83.96%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		186.89
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		130.82
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Proportionate Cost Incurred on the Project) (Total Estimated Cost * (Column 3 of Row 4 * row 6)		186.99
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)		130.82
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)		56.17

The company has shifted to its Designated Rera Account from Yes Bank to ICICI Bank and the company is in process of updating the same on the RERA portal.
This certificate is being issued on specific request of M/s Gaursons Realtech (P) 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 G.S. Mathur & Co.
Chartered Accountants
FRN- 008744N

G.S. MATHUR & CO. FRN : 008744N Chartered Accountants

Abhishek Chandna
Partner
Mno. 444331
Udin: 22444331AOCCMH6971
Date: 02.08.2022
Place: New Delhi