

G. S. Mathur & Co.

Chartered Accountants

A-160, Defence Colony, New Delhi-110 024

Tel. : 41554880, 41554881, 24331503 • Fax : 24331502

E-Mail : office@gsmco.net.in/ gsmco.gsmco@gmail.com

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 30-06-2024

Certification work Assigned vide letter No.3

Dated :-10-04-2024

Subject: Certificate of amount incurred on Project "1st - A Park View" - Gaur Yamuna City" 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) 28.311956/28.311493, 77.557984/ 77.561986 of village Mirzapur, Tehsil Gautam Buddha Nagar, Competent Authority/Development Authority, District Gautam Budh Nagar, admeasuring 42302 sq. meter area, being developed by M/s Gaursons Realtech (P) Limited having RERA Registration No. UPRERAPRJ574384, Designated A/C No.071805004026 Bank Name: ICICI Bank Ltd

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		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.	4,400	4,400
	SUB TOTAL LAND COST (in Rs.)	4,400	4,400

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 (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);	6,600	6316
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	6,600	6,316
3B	Cost of construction incurred (As Certified by Project Engineer)	6,600	6,316

3C	Total Construction Cost (Lower of 3A and 3B.)	6,600	6,316
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)	500	439
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	7,100	6,755
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	11,500	11,155
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	96.40%	
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)%	97.00%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	12,584	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	8,809	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Column 3 of Row 4 * row 6)	11,155	
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)	8,809	
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)	2,346	

G.S. Mathur & Co.
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FRN 008744N

Abhishek Chandna
Partner
Member Ship No. : 444331
UDIN: 24444331BKAGVG9430
Date: 12.07.2024
Place: New Delhi