



N Jha & Co
CHARTERED ACCOUNTANTS

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Form -REG-3			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 23/04/2021		Dated :-	
Subject: Certificate of amount incurred on Plotted Development Project "1st + B Park View" - Gaur Yamuna City", situated on Gaur Yamuna City, Sector-19, Yamuna Expressway, Gautam Budh Nagar, U.P., demarcated by its boundaries (latitude and longitude of the end-points) 28.310009/28.309421, 77.559332/77.561301 of village Mirzapur, Tehsil Gautam Buddha Nagar, YEIDA, District Gautam Budh Nagar, admeasuring 40060 sq. meter area, being developed by M/s Gaursons Realtech (P) Limited having RERA Registration No. UPRERAPRJ235739, Designated A/C No. 070172500000014 Bank Name: YES BANK LTD			
S.No.	Particulars	Rs.in Crores Total Cost Estimated	Rs.in Crores Amount incurred till 22/04/2021
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.	42.40	42.40
SUB TOTAL LAND COST (in Rs.)		42.40	42.40
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.	14.60	11.68
Sub Total of Construction Cost (in Rs.) [sum of (a) to (d) of Row 3a]		14.60	11.68
3B	Cost of construction incurred (As Certified by Project Engineer)	-	11.68
3C	Total Construction Cost (Lower of 3A and 3B.)	-	11.68
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)	3.00	
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	3.00	11.68
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	60.00	54.08
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	83.30%	
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 %)	90.13%	
7	Total amount received from allottees till date since inception of the Project (in Rs.)		0.36
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0.25
9	Cumulative 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))	54.08
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)		0.25
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)		53.83
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 N JHA & CO Chartered Accountants FRN-015780C  Rakesh Kumar Srivastava (Partner) M.N.-S10859 UDIN:21510859AAAADZ4514			

