

G. S. Mathur & Co.
Chartered Accountants
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Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on <u>30-06-2024</u>			
Certification work Assigned vide letter No.3		Dated :-10-04-2024	
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 Budhnagar, 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			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	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.	7,100	7,100
	SUB TOTAL LAND COST (in Rs.)	7,100	7,100
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);	2,100	2085
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2,100	2,085
3B	Cost of construction incurred (As Certified by Project Engineer)	2,100	2,085
3C	Total Construction Cost (Lower of 3A and 3B.)	2,100	2,085

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)	800	417
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	2,900	2,502
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	10,000	9,602
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	100.00%	
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)%	96.02%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	12,307	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	8,615	
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)	9,602	
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)	8,615	
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)	987	

G.S. Mathur & Co.
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FRN 008744N

Abhishek Chandna
Partner
Member Ship No. : 444331
UDIN: 24444331BKAGVF5314
Date: 12-07-2024
Place: New Delhi