

Form — 3

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 31-03-2023

Subject: Certificate of amount incurred on Gulshan Dynasty for Construction of 3 Tower/Block/Building(s) situated on Khasra no./Plot No.GH-03D, Sec-144, Noida UP, demarcated by its boundaries (latitude and longitude of the end-points) 77, 26, 21.62 to the North, to the South 28, 29, 50.60, to the East to the West of District Gautam Budh Nagar, Competent Authority/Development Authority, District PIN 201301 , admeasuring 23504.50 sq. meter area, being developed by Gulshan Homz Pvt Ltd **having RERA Registration No . UPRERAPRJ950870, Designated A/C No. 777705160197, Bank Name-ICICI Bank.**

		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.	18122.19	16457.99
	SUB TOTAL LAND COST (in Rs.)	18122.19	16457.99

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)	945.00	623.01
	SUB TOTAL FEES PAID (in Rs.)	945.00	623.01
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);	41837.81	21089.69
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	41837.81	21089.69

Regd Office : 224/225 Doongar Society, Trunk Street, Farsh Bazaar, Shahdara, Delhi – 110032.

Contact Details : 9899487635/9354348715

Email ID: rajatkansalandco@gmail.com, kansalrajat321@gmail.com

3B	Cost of construction incurred (As Certified by Project Engineer)	42782.81	21667.12
3C	Total Construction Cost (Lower of 3A and 3B.)	41837.81	21089.69
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)	11691.59	11575.55
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	53529.39	32665.25
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	72596.59	49746.24
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	50.64%	
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)%	68.52%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	45367.08	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	31756.95	
9	Cummulative 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)	49746.24	
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)	31699.64	
11	Balance available in Designated A/c.	57.32	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	18046.60	

This certificate is being issued on specific request of M/s Gulshan Homz Pvt Ltd 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 Rajat Kansal & Co.

Chartered Accountant

FRN: 0037134N

Rajat Kansal Digitally signed
by Rajat Kansal
Date:
2024.01.11
15:12:07 +05'30'

Rajat Kansal

Proprietor

M.No: 554435

UDIN : 23554435BGVEZI9947

Date : 28.12.2023

Gulshan Homz Private Limited

Registered Office: Flat No.-7, 3 Floor, Plot No.-4, Dayanand Vihar, Delhi- 110092; Tel: 9650060972;
CIN No.: U70109DL1997PTC084494; E-mail: umashanker@gulshanhomz.com

Date: 13.01.2025

The Secretary,
U.P. Real Estate Regulatory Authority
Lucknow

**Sub: Submission of Information regarding Quarterly progress report for “Gulshan Dynasty”
UPRERAPRJ950870)**

Dear Sir,

This is with reference to uploading of three certificates as part of QPR s on the RERA website.
We wish to submit as below:

1. We wish to state that Promoter has taken three certificate namely CA Certificate, Architect Certificate and Engineer certificates and same was submitted to the designated Bank. As per CA certificate obtained for the period ended 31.03.2023, Company is entitled to withdraw following amount from the RERA Separate i.e. 70% bank account.

S.N.	Description	Amount (Rs. In lacs)
a	Amount that can be withdrawn from RERA -70% separate bank account as per CA certificate i.e. REG-3, as on 31.03.23 (row no. 12)	18,046.60
b	Expenses incurred by Company towards construction & land payment for the Project out of said Bank account from 01.04.23 till 31.12.23	12,158.75

2. We would like to state that amount withdrawn from RERA Separate i.e. 70% account during period till 31.12.23 towards construction activities of the Project was within the withdrawable limit from the said Bank account. Copy of all these three certificates were uploaded to UP RERA site while uploading QPR for last quarter ended 31.12.23.
3. *We wish to state that we have completed this Project and the New Okhla Industrial Development Authority has issued completion / occupancy Certificate to the Promoter vide its letter dated 24.01.2024 and same was uploaded on UP RERA website on 25.01.2024. As such we are not required to take said three certificates for Quarter ended 31.12.2024 and further to submit it to the Bank.*

We trust, you will find all above in order.

Thanks and regards,
For Gulshan Homz Pvt. Ltd.



(Auth. Signatory)