



Form — REG 3			
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30-06-2022			
Certification work Assigned vide letter No.NIL		Dated :- 29-07-2022	
Subject: Certificate of amount incurred on Galactic City Pvt. Ltd. for Construction of CH-1, CH-2, CH-3, CH-4, CH-5 Tower/Block/Building(s) situated on Khasra no./Plot No. 06, Knowledge Park V, Gautam Budh Nagar, U.P., demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, 28° 48'20" to the North 77° 53'8" to the East to the West of Village Tusiana, Competent Authority/Development Authority, District Gautam Budh Nagar, PIN 201306, admeasuring 17,979 sq. meter area, being developed by Galactic City Pvt. Ltd. [Promoter] having RERA Registration No. UPRERAPRJ194193 , Designated A/C Nos. - 1- "2513287381" - Galactic City Private Limited – Cyberhub – Collection " 2- "2513287398" - Galactic City Private Limited - RERA Account (70%) " 3- "2513287404" - Galactic City Private Limited "			
S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs 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.	1,379.00	79.90
	SUB TOTAL LAND COST (in Rs.)	1,379.00	79.90
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)	93.63	14.64
	SUB TOTAL FEES PAID (in Rs.)	93.63	14.64
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);	3,027.37	355.76
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	3,027.37	355.76
3B	Cost of construction incurred (As Certified by Project Engineer)		
3C	Total Construction Cost (Lower of 3A and 3B.)	3,027.37	355.76
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	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)		355.76
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	4,500.00	450.30
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		10.00
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)%		10.01
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		694.84

8	70% Amount to be deposited in Designated Account(0.7*Row 7)	486.39
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)	450.30
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)	370.20
11	Balance available in Designated A/c.	324.64
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	80.

This certificate is being issued on specific request of M/s Galactic City Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before us, and is true to the best of our/my knowledge and belief.

CA Gunjan Kripalani
Proprietor

M. No. 430818

Date- 29/07/2022

Place- Delhi

UDIN - 22430818AVDCKH4795



FORM - REG - 5
[see Regulation 4]

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Galactic City Pvt. Ltd. for the period upto 30-06-2022 with respect to UPRERA Regn. No – UPRERAPRJ194193

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 (herein referred as Act) read along with the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 (herein referred as Rules).
2. I/We have obtained all necessary information and explanation from the Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of Galactic City Pvt. Ltd. for the period ended 30-06-2022 and hereby certify that:

M/S Galactic City Pvt. Ltd. have completed 10% of the project titled Galactic City CH-1, CH-2, CH-3, CH-4, CH-5 Tower/Block/Building(s) situated on Khasra no./Plot No. 06, Knowledge Park V, Gautam Budh Nagar, U.P, UP RERA Regn. No. UPRERAPRJ194193

I. Amount collected during the year for this project is Rs. 516.97 Lacs and amounts collected till date is Rs. 694.84 Lacs.

II. Amount withdrawn during the year for this project is Rs. 169.76 and amount withdrawn till date is Rs.370.20 Lacs.

4. I/We certify that the Galactic City Pvt. Ltd. has utilized the amounts collected for Galactic City Cyber Hub – 2 project only for that project and the withdrawal from the designated separate bank account(s) of the said project has been in compliance with the proportion to the percentage of completion of the project as mentioned under Section 4 (2)(I)(D) of the Act.

Your's faithfully

For Gunjan Kriplani & Co.
(Chartered Accountants)

CA Gunjan Kriplani
(Proprietor)

M.No. 430818

Date : 29-07-2022

Place : Delhi

UDIN: 22430818AVDCKH4795

