



From - REG - 3			
Chartered Accountants Certificate			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31.12.2022			
Certification work Assigned vide letter No.- NIL Dated - 18.01.2023			
UDIN No. - 23409153BGXSDJ8027			
Subject: Certificate of amount incurred on Gold Coast City Walk Project for 1 No. Commercial Building situated at Khasra No. 976,975 Plot Commercial Center-05, Ansal Sushant Aquapolis Crossing Republic, District Ghaziabad, Uttar Pradesh, Development Authority -Ghaziabad Development Authority (GDA), admeasuring 3,000 Sq. Mtrs. area, being developed Gold Coast Developers Pvt. Ltd. having UP RERA Registration No. - UPRERAPRJ892294, Separate Bank A/c No. 7789002900000026, Gold Coast Developers Pvt. Ltd. Separate Bank Account for Gold Coast City Walk, Punjab National Bank			
S.No.	Particulars	Total Cost Estimated	Amount incurred 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.	3,066	-
	SUB TOTAL LAND COST (in Rs.)	3,066	-
S.No.	Particulars	Total Cost Estimated	Amount incurred 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)	357	161
	SUB TOTAL FEES PAID (in Rs.)	357	161
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);	2,960	126
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2,960	126
3B	Cost of construction incurred (As Certified by Project Engineer)	2,960	119
3C	Total Construction Cost (Lower of 3A and 3B.)	2,960	119
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)	400	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	3,360	119
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	6,783	280



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		Rs. in Lakhs	Rs. in Lakhs
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz.1 No Commercial Building)	4%	
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)%	4%	
7	Total amount received from Allottees till date since Inception of the Project (in Rs.)		102
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		72
9	Cumulative 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)		280
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)		72
11	Balance available in Designated A/c as on 31.12.2022		0.02
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		208
This certificate is being issued on specific request of M/s Gold Coast Developers Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief. - Kindly also refer Annexure - 1 for Notes to CA. Certificate			
For Gaurav Jai Agrawal & Associates Chartered Accountants Firm Regn. No. 024547C CA. Gaurav Agrawal (Proprietor) Membership No. - 409153 Date: 19.01.2023 Place: Greater Noida			



Notes to CA. Certificate (Gold Coast City Walk Project UPRERAPRJ892294)

Annexure - 1

- (a) The Land Cost mentioned herein is as agreed between the Landowner Promoters and Developer Promoter.
- (b) Total Estimated Construction and Development Cost for sum of Rs. 2,960 Lakhs have been considered on the basis of the Certificate provided by the Engineer in respect of the said project.
- (c) Total Incurred Construction and Development Cost have been considered on the basis of, Advance payments made by the Promoter Company to its Vendors, Suppliers, Contractors and Accrued expenses booked in the books of Accounts.
- (d) The amount of Trade Payables is NIL as per Books of Accounts and Management Representation Letter (MRL) Dated 18.01.2023 provided by the Promoter Company.
- (e) Estimated Finance Cost for sum of Rs. 400 Lakhs has been considered on the basis of Term Loan / Unsecured Loan/ Credit facility(ies) which yet to be taken and utilised for the project.
- (f) The data for the period from 01.04.2022 to 31.12.2022 is unaudited further the same is based on as per the books of accounts maintained & produced before me by Gold Coast Developers Pvt. Ltd.