

HO. : S 8/108 B-3-A, D.I.G Colony, Prashantpuri, Varanasi-221002 (U.P.)

Form REG- 3			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
To,			
Partner			
GDAC Buildcon, Varanasi-221002			
Information as on 30/06/2025			
Subject: Certificate of amount incurred on SHUBHKAMNA RESIDENCY for Construction of <u>1</u> Tower/Block/Building(s) <u>1</u> situated on Khasra no./Plot No.105/4, 106/3, 106/4, 106/6, demarcated by its boundaries (latitude and longitude of the end-points) Varanasi Jaunpur Marg_ to the North_Land Chahardivari of Ghanshyam etc._to the South_Unmarked Pakka rasta_to the East_Land of Ghanshyam, Upender and others_to the West of Mauja- Koirajpur, Paragna - Athgawa _Tehsil-Pindra Competent/ Development authority_Varanasi _District_Varanasi_PIN-221105_admeasuring _2915.33 sq.mts. area being developed by GDAC BUILDCON having RERA Registration No.-UPRERAPRJ524627--- , Designated A/C No.-40720169551-Bank Name - State Bank Of India			
		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.	232.25 Cum Vda approval	232.25 Cum Vda approval
	SUB TOTAL LAND COST (in Rs.)	232.25	232.25
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) Labour Department		9.28
	SUB TOTAL FEES PAID (in Rs.)		9.28
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);	1453.10	1110.35
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1453.10	1110.35

B.O:1 62 Shrestha Vihar, Vikash Marg Extension, Delhi- 110092, (M) 9455113033

- 2** Brijdham Housing Complex, 637, Dakshin Dari Road, 5th Floor, Flat-5E, Building No-16-C, Kolkata, (M) 9433115646
3 C-1/21-A, 2nd Floor, City Centre, Sector-4, Bokaro Steel City, Jharkhand -13 (M) 9334213334



DWIVEDI GUPTA & CO.

Chartered Accountants

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(m) 9415805906, 9415203012

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3B	Cost of construction incurred (As Certified by Project Engineer)		1113.35
3C	Total Construction Cost (Lower of 3A and 3B.)		1110.35
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)		0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)		1110.35
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1685.35	1351.88
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		76.62%
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)%		80.21%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		1407.97
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		985.58
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)		1351.88
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)		953.13
11	Balance available in Designated A/c.		55.50
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		398.75

This certificate is being issued on specific request of M/s GDAC BUILDCON 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.

PLACE : Varanasi
Date : 14.07.2025



For Dwivedi Gupta & Co.
Chartered Accountant

Vivek Anand Mohan
(Partner)
FRN- 012584C
M.N. - 407188

UDIN: 25407188BMFXSE3671

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