G.S. MATHUR AND COMPANY
Chartered Accountants

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Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.: GIPL/Island/Q1/03 **Date:- 08-07-2026**

Information as on 30-06-2026

Subject : Certificate of amount incurred for Construction and Development of the Project "The Islands" RERA Registration No. UPRERAPRJ734569 situated on Plot No. B-11, G-Block, Sector-19& 25 Surajpur-Kasna Road, Gautam Buddha Nagar, Greater Noida (U.P), Demarcated by its boundaries (latitude and longitude of the end points) 28.467302,77.510531 of Tehsil Dadri, Competent Authority/Development authority GNIDA, District Gautam Buddha Nagar, PIN: 201301 admeasuring 9018 sq.mts. area being developed by Promoter Name M/s Gaursons India Pvt. Ltd. and Promoter Id :- UPRERAPRM2019 having Separate A/C No. 5345911530 in KOTAK MAHINDRA BANK

PART-A

		Rs.in lacs	Rs. In lacs	Rs. In lacs	Rs. In lacs
S.No.	**Particulars**	**Total Estimated Cost**	**Amount incurred till last quarter**	**Amount incurred during the quarter**	**Amount incurred till now**
1	2	3	4	5	6
1	**Land Cost**				
	(a) Acquisition cost of land and legal costs on land transaction:				
	(a.1) For Project Estimation Purpose				
	i - In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	21,050			
	ii- In case of acquisition through Joint Development Agreement with land owner, the consideration as specified in the Joint Development Agreement or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	-			
	iii- In case of inherited /gifted/ through will, the cost of land shall be as per the DM circle rate on the date of application of registration of project in U.P. RERA.	-			
	TOTAL OF LAND COST - For Project Estimation Purpose	21,050			
	(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account				
	i - In case of acquisition through Purchase, the actual purchase price will be considered.	21,050	19,146	-	19,146
	ii- In case of acquisition through Joint Development Agreement with land owner, the cost of land shall be the actual cost incurred by the landowner	-	-	-	-
	iii- In case of inherited /gifted/ through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter.				
	TOTAL OF LAND COST - For % completion and withdrawal purpose	21,050	19,146	-	19,146
	(b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government or Statutory Authority, if any;	-	-	-	-
	(c) 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);	-	-	-	-
	(d) Interest (Other than Penal Interest and Penalties etc.) a) paid to Financial Institution , Scheduled Banks , NBFC on loan/ borrowing provided such loan/ borrowing has been utilised for purchase of land b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR) provided such loan has been utilised for purchase of land c) paid to the Competent Authority for acquisition of land	-	-	-	-

	TOTAL OF LAND COST				
1A	**- For Project Estimation Purpose i.e. a.1+ b+c+d**	21,050			
1B	**- For Withdrawal Purpose i.e. a.2+ b+c+d**	21,050	19,146	-	19,146
2	**Project Clearance Fees**				
	(a) Fees paid to RERA	845	1	-	1
	(b) Fees paid to Local Authority		85	-	85
	(c) Consultant/Architect Fees (directly attributable to project)		750	-	750
	(d) Any other (specify)		-	-	-
	TOTAL OF FEES PAID	845	835	-	835
3A	**Cost of Construction and Development**				
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	75,640	-	-	-
	(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 materials actually purchased(Including Contractor Payments);		34,205	3,697	37,902
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		3,688	511	4,199
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	**75,640**	**37,893**	**4,208**	**42,101**
3B	***Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)***		**37,893**	**4,208**	**42,101**
3C	***Total Construction and Development Cost (Lower of 3A and 3B.)***	**75,640**	**37,893**	**4,208**	**42,101**
3D	***Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilised for construction of this project:*** *a) paid to Financial Institution , Scheduled Banks , NBFC and* *b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)"*	**9,647**	**4,543**	**102**	**4,645**
3E	***TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)***	**85,287**	**42,436**	**4,309**	**46,745**
4	**TOTAL COST OF PROJECT**				
4A	**- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)**	**1,07,182**			
4B	**- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)**	**1,07,182.00**	**62,417**	**4,309**	**66,726**
5	Percentage completion of Construction & Development Work completed as per latest REG-2 i.e. (Amount in Row 4 of REG-2 / Amount in Row 3 of REG-2) x100	**55.66%**			
6	Percentage completion of the Project (Proportionate cost incurred on the project to the total estimated cost) (Col.6 of S No. 4B / Col.3 of S No. 4B)	**62.26%**			
7	Total amount received from allottees till date since Inception of the Project (Exclusing GST)				1,02,291
8	70% Amount to be deposited in Separate Account **(70%*S No. 7)**				71,570
9	Loan sanctioned for the project till date (secured and unsecured both)				7,747
10	Loan disbursed for the project till date (secured and unsecured both)Net of Repayment				3,574
11	Interest on deposits (flexi facility) credited to the Separate account				435
12	**Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)**				**75,579**
13	Cumulative Amount that can be withdrawn from Separate a/c, i.e. **(Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B * S No. 6)**				**66,726**
14	70% of the principal amount refunded on account of cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier). (The CA will necessarily ensure that units stand cancelled and if the 70% of the principal amount is to be refunded, the details shall be given in Part B of this Certificate) (Excluding GST)				1,483
15	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 Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s)) (Excluding GST)				66,113
16	Computed Balance in Separate A/c as on date: **(S No. 12 - S No. 15)**				9,466

17	Actual Balance available in Separate A/c as on date (Net of GST)	9,467
18	Difference between the computed balance and actual balance in Separate A/c (**S No. 16 - S No. 17**) **Should be Nil**	(0)
19	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c **(Minimum of S No. 17 and (S No. 13 + S No. 14 - S No. 15))**	**2,096**
20	Amount to be directly paid to the vendors/ billers/ contractors/ Allottees (in case of refund as per S No. 15 above) as per **Part B** of this certificate	**-**
21	Amount that can be finally transferred to the Transaction account (**S No. 19 - S No. 20**)	**2,096**

This certificate is being issued on specific request of M/s Gaursons India Private limited 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.

Note: Based on the information provided by the promoter, I/We certify that the land parcel for this project has not been mortgaged in any other project or for any other type of loans/borrowings.

For G.S MATHUR & CO
Chartered Accountants
(FRN 008744N)

ABHISHEK CHANDNA
Digitally signed by ABHISHEK CHANDNA
Date: 2026.07.08 16:42:42 +05'30'

Abhishek Chandna
Partner
M. No. 444331
Place of Signature: New Delhi
Date: 08-07-2026
UDIN: 26444331LERPCR3885