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Form -REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 29.12.2025

Subject : Certificate of amount incurred on Project "The Islands" for Construction of Housing project Building 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/ Development authority GNIDA, District Gautam Buddha Nagar, PIN: 201301 admeasuring 9018 sq.mts. area being developed by Gaursons India Pvt. Ltd. having RERA Registration No.UPRERAPRJ734569, Designated A/C No. 5345911530 Bank Name: KOTAK MAHINDRA

S.No.	Particulars	Amount in Lakhs	
		Total Cost Estimated	Amount incurred till 29-12-2025
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.	21050	19146
	SUB TOTAL LAND COST (in Rs.)	21050	19,146
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)	845	835
	SUB TOTAL FEES PAID (in Rs.)	845	835
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);	75640	34193
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	75640.00	34,193
3B	Cost of construction incurred (As Certified by Project Engineer)	-	34,193
3C	Total Construction Cost (Lower of 3A and 3B.)	-	34,193
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)	9647	4,390
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	85287	38,583
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	107182	58,564
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		45.20%
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)%		54.64%
7	Total amount received from allottees till date since Inception of the Project (in Rs.) (* Received in Bank on account of GST which is not included in this amount)		88,764
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		62,135
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)		58,564
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)		57,242
11	Balance available in Designated A/c.		-

12	Amount that can be withdrawn from the designated Bank A/C under this certificate Row 10)	(Row 9 –	1,322
This certificate is being issued on specific request of M/s Gaursons India 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. Further, we certify that loan taken for the project is not considered for the above calculation.			
G.S. Mathur & Co. Chartered Accountants FRN 008744N ABHISHEK CHANDN A Digitally signed by ABHISHEK CHANDNA Date: 2026.01.13 16:02:05 +05'30' Abhishek Chandna Partner Member Ship No. 444331 UDIN: 26444331YOLGTH9705 Date: 13-01-2026 Place: Mumbai			