

Status of the Project Submitted with RERA

Date:- 30/06/2020

Main Details:-

Promoter	-	Galaxy Dream Home Developers Pvt. Ltd.
Reg. ID.	-	UPRERAPRM 9035
Project	-	Galaxy North Avenue-II (Phase 2 – Towers A/B/D)
Reg. ID	-	UPRERAPRJ 4506
Address of the Project	-	Plot No. GC-03D/GH-03, Gaur City-2, Sector-16C, Greater Noida (West) U.P.
Date of Registration	-	31/07/2017
Occupancy Certificate recd. on	-	06/06/2018

OTHER DETAILS:-

- Total No. of Apartments in the Projects - 433
- Number of Apartments sold - 433
- Possession of Apartments handed over after registration of Tripartite sub lease Deed - 429
- Phase- I of the Project was completed before introduction of registration process of the Project with RERA
- Full Lease premium of the "Project Plot" has already been paid to GNIDA
- No Loan is outstanding on the Full Project
- Project is not covered under RERA ESCROW Mechanism after receipt of Occupancy Certificate dated 06/06/2018
- Above information / details were also submitted to RERA vide our letter dated 18/07/2018 in response to their letter No 1233 / UP-RERA/TA/Edit/2018-19 dated 27-06-2018.

For Galaxy Dream Home Developers Pvt. Ltd.

P. C. Sharma
Authorised Signatory



GALAXY DREAM HOME DEVELOPERS PVT. LTD.

CIN : U45400DL2012PTC232583

Corp. Off: H-175, Sector-63, Noida-201301(U.P.)

Regd. Off.: Unit No-105, First Floor, Vardhaman's Sidhant, Shopping Plaza, LSC, Savita Vihar, Delhi-110092

Site Off.: Plot No. GC-03D/GH-03, Gaur City-2, Sector-16C, GNIDA.

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Rahul Mahesh Gupta & Associates

Chartered Accountants

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 30/06/2018

Certification work Assigned vide letter No. 112

Dated :- 13/07/2018

Subject: Certificate of amount incurred on "Galaxy North Avenue-II" for Construction of Towers A, B & D situated on Plot No.GC-03D/GH-03, Gaur City-2, Sector-16C, Greater Noida West, Uttar Pradesh, PIN-201301, admeasuring 6889 sq. meter area, being developed by Galaxy Dream Home Developers Pvt. Ltd. having RERA Registration No .UPRERAPRJ4506, Designated A/C No. 081605007037, Bank Name ICICI, SEC-63, Noida

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
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;		
	(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);	2,959.00	2,959.00
	(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.		
	SUB TOTAL LAND COST (in Rs.)	2,959.00	2,959.00
S.No.	Particulars	Total Cost Estimated	Amount Incurred (actual out-flow) till now
2	Project Clearance Fees	0.45	0.43
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority	35.00	34.24
	(c) Consultant/Architect Fees (directly attributable to project)	37.00	35.22
	(d) Any other (specify)	-	-
	SUB TOTAL FEES PAID (in Rs.)	72.45	69.89



Rahul Gupta

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);	11,307.55	11,310.11
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	11,307.55	11,310.11
3B	Cost of construction Incurred (As Certified by Project Engineer)	11,300.00	11,300.00
3C	Total Construction Cost (Lower of 3A and 3B.)	11,300.00	11,300.00
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)	600.00	600.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	11,900.00	11,900.00
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	14,931.45	14,928.89
	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	100.00%	
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)%	99.98%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	8814.00	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	6169.80	
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)	14928.89	
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)	6169.80	
11	Balance available in Designated A/c.	0.00	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	8759.09	

certificate is being issued on specific request of M/s Galaxy Dream Home Developers 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.

For Rahul Mahesh Gupta & Associates
Chartered Accountant
FRN: 027985N

Rahul Gupta



CA Rahul Gupta
Proprietor
Membership No. 526079