Gulshan Homes And Infrastructure Private Limited

Registered Office: 121, Hargobind Enclave, Delhi- 110092 ; Tel: 011-22375246;
Corporate Office : Grandstreet, Plot no. 2C, Vaibhav Khand, Indirapuram, U.P.-201014
CIN No.: U70101DL2010PTC211975; E-mail : gyansingh@gulshanhomz.com;

Date : 18.10.21

The Secretary,
U.P. Real Estate Regulatory Authority
Lucknow

Sub : Submission of Information regarding Quarterly progress report for "Gulshan Botnia" (UPRERAPRJ5857)

Dear Sir,

With reference to captioned subject, We wish to submit as below :

1. That para 5(1) of the Real Estate Project (maintenance and operation of separate Bank account) revised direction, 2020 dated 24.12.2020, provides that Promoter is required to upload the three certificates submitted to the Bank on the website of Authority along with the quarterly progress report of the Project.

2. We wish to state based on the three certificates and other required declaration /documents submitted to the designated Bank , the said Bank allowed us to withdraw funds from the RERA designated (i.e. 70%) Bank account. This is to state that as per the Bank norm, we have not been provided any cheque book or other payment facilities from this RERA designated (i.e. 70%) bank account. The amount withdrawn from this RERA - 70% account is transferred to another Project Expense account with the designated Bank, which is having normal cheque book or other payment facilities. We have been incurring expenses Project construction and Development expenses of this Project from this Project Expenses account.

3. We wish to state that Promote has taken three certificate namely CA Certificate, Architect Certificate and Engineer certificate for the period ended 31.03.21 and same was submitted to the designated Bank. We would like to submit a statement in this regard as below.

S.N.	Descripton	Amount (Rs. In lacs)
1	Cumulative amount that can be withdrawn from RERA - 70% account, as per CA certificate (Form REG-3) obtained for the Project for the period ended 31.03.21 (row no. 9)	29,415.46
2	Amount actually withdrawn till 31.03.21 from RERA - 70% account as per said CA certificate (row no. 10)	9,170.99
3	Amount that can be withrawn from RERA -70% bank account as per CA certificate (row no. 12)	20,244.47
4	Expenses incurred by Company towards construction & land payment for the Project out of said Bank account from 01.04.21 till 30.09.21	7,288.50

4. We hereby declare that Promoter has withdrawn from RERA separate i.e. 70% account during period 01.04.21 to 30.09.21 towards construction activities of the Project is within the withdrawable limit from the said Bank account. As such designated Bank has allowed us to withdraw the funds from the said bank account on the basis of self-declaration and we are not required to submit three certificates to Bank for the period ended 30.09.21.

5. Please find attached Copy of three certificates viz. CA certificates, Architect Certificates, Engineers Certificates taken by Promoter for this project for the period ended 31.03.21.

We trust , you will find all above in order.

Thanks and regards,
For Gulshan Homes and Infrastructures Pvt. Ltd.

(Auth. Signatory)

Form — 3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31/03/2021

Certification work Assigned vide letter No. 2021/01 Dated :- October 09, 2021

Subject: Certificate of amount incurred on GULSHAN BOTNIA for Construction of 12 Blocks situated on Plot No GH-03C, Sector-144, Noida, demarcated by its boundaries (latitude and longitude of the end-points) 77,26,22,358 to the North, to the South 29,29,45,344, to the East to the West of Village Gautam Budh Nagar, Tehsil Competent Authority/Development Authority, District Noida, PIN 201306, admeasuring sq. 21495.00 Sq.Mtr area, being developed by Gulshan Homes and Infrastructure Pvt Ltd ***having RERA Registration No*** **. UPRERAPRJ5857, Designated A/C No.251441441442 Bank Name Indusind Bank Ltd**

		Rs.in lacs	Rs. In lacs
S.No.	**Particulars**	**Total Cost Estimated**	**Amount incurred (actual out-flow) till 31st March 2021**
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.	15,077.92	12,861.86
	SUB TOTAL LAND COST (in Rs.)	15,077.92	12,861.86

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)	356.00	416.70
	SUB TOTAL FEES PAID (in Rs.)	356.00	416.70
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);	17,444.00	12,518.78

	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	17,444.00	12,518.78
3B	***Cost of construction incurred (As Certified by Project Engineer)***	17,800.00	12,935.00
3C	***Total Construction Cost (Lower of 3A and 3B.)***	17,444.00	12,518.78
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)***	5,000.00	3,618.11
3	***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)***	22,444.00	16,136.90
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	37,877.92	29,415.46
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	72.67%	
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)%	77.66%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		13,281.70
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**		9,297.19
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)**		29,415.46
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)		9,170.99
11	Balance available in Designated A/c.		126.20
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**		20,244.47

This certificate is being issued on specific request of M/s Gulshan Homes and Infrastructure 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.

To Be read with Annexure A to this certificate
For ADB & Co.
Chartered Accountants
ICAI Firm Reg. No:-005593C

BANKIM SHUKLA
Digitally signed by BANKIM SHUKLA
Date: 2021.10.13 16:57:19 +05'30'

Bankim Shukla
Partner
Membership Number:-074272
UDIN: 21074272AAAABJ4201

Place of Signature: Raipur
Date: October 09, 2021

Annexure A:

To,
The Board of Directors,
M/s Gulshan Homes and Infrastructure Private Limited,
121 Hargovind Enclave,
New Delhi -110092

Independent Practioner's Annual Report on the Statement of Accounts as on March 31, 2021 pursuant to the Third Provisio to Section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016 (herein referred to as "Act") read along with the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 (herein referred to as "Rules") with respect to project titled Gulshan Botnia - UPRERA Regn. No UPRERAPRJ5857

1. This Report is issued in accordance with the terms of our engagement letter dated October 07, 2021

2. The accompanying Report on the Statement of Accounts as on March 31, 2021 (hereinafter referred as the "Report") contains the details as required by M/s Gulshan Homes and Infrastructure Private Limited ("Company") pursuant to the requirement of the Third Provision to Section 4(2)(l)(D) of the Act read along with the relevant rules thereto.

Management's Responsibility for the Statement

3. The preparation of the statement of accounts provided by the company in Form REG-3 is the responsibility of the Management of M/s Gulshan Homes and Infrastructure Pvt. Ltd. (hereinafter the "Company") including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

4. The Management is also responsible for ensuring that the Company complies with the other requirements of the Act and the relevant rules thereto as amended from time to time.

Practioner's Responsibility

5. Pursuant to the requirements of the aforementioned provision, it is our responsibility to provide a reasonable assurance whether the financial information has been extracted correctly from the books of accounts and the audited financial statements for the year ended March 31, 2021 and other relevant records maintained by the entity

6. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Opinion

8. Based on our examination, as above, we are of the opinion that the Financial Information furnished by the company in Form Reg-3 with respect to project titled Gulshan Botnia - UPRERA Regn. No UPRERAPRJ5857 has been extracted correctly from the books of accounts and the audited financial statements and other relevant records maintained by the company.

Restriction on Use

9. The certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose of complying with requirement of Third Provision to Section 4(2)(l)(D) of the act and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For ADB & Co.
Chartered Accountants
ICAI Firm Reg. No:-005593C

BANKIM SHUKLA Digitally signed by BANKIM SHUKLA Date: 2021.10.09 18:05:47 +05'30'

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Bankim Shukla
Partner
Membership Number:-074272
UDIN: 21074272AAAABJ4201

Place of Signature: Raipur
Date: October 08, 2021