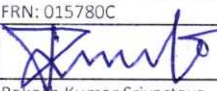




| Form -REG-3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                      |                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------------------------|
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                      |                                                     |
| Information as on 19.04.2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Dated :-19.04.2021                   |                                                     |
| <b>Subject:</b> Certificate of amount incurred on "14 Avenue" for Construction of Tower/Block/Building(s) of group Housing situated in Gaur City-2, Plot No. GH-03, Sector-16C, Greater Noida, U.P. demarcated by its boundaries (latitude and longitude of the end-points) 28°37'13.24"N, 77°25'07.81"E, 28°37'2.72"N, 77°25'9.76"E of Village Haibatpur, Tehsil Gautam Buddha Nagar, Competent Authority/Development Authority GNIDA, District Gautam Budh Nagar, admeasuring 63810 sq. meter area, being developed by M/s Gaursons Promoters Pvt. Ltd. <b>having RERA Registration No. UPRERAPRJ6742, Designated A/C No. 2012185751 Bank Name: KOTAK MAHINDRA BANK</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                      |                                                     |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Rs.in Crores<br>Total Cost Estimated | Rs. In Crores<br>Amount incurred till<br>31/03/2021 |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 3                                    | 4                                                   |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Land Cost</b><br>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;<br>(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;<br>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;<br>(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);<br>(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. | 225.23                               | 199.71                                              |
| <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 225.23                               | 199.71                                              |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Total Cost Estimated                 | Amount incurred till<br>31/03/2021                  |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 3                                    | 4                                                   |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Project Clearance Fees</b><br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other (specify)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                      |                                                     |
| <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0                                    | 0                                                   |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Cost of Development And construction</b><br>(a) Cost of services (water, electricity to construction site), Site Overheads;<br>(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);<br>(c) Cost of material actually purchased;<br>(d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);                                                                                                                                                                                                                                                                                                                                                                              | 1056.4                               | 1017.30                                             |
| <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1056.4                               | 1017.30                                             |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | -                                    | 1017.30                                             |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | -                                    | 1017.30                                             |
| 3D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>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)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 157.1                                | 141.90                                              |



|                                                                                                                                                                                                                                                          |                                                                                                                                                                                     |         |         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------|
| 3                                                                                                                                                                                                                                                        | TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)                                                                                                                                | 1213.5  | 1159.19 |
| 4                                                                                                                                                                                                                                                        | TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)                                                                                                                                         | 1438.73 | 1358.90 |
| 5                                                                                                                                                                                                                                                        | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                             | 96.10%  |         |
| 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 )%                                | 94.45%  |         |
| 7                                                                                                                                                                                                                                                        | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                              | 1585.81 |         |
| 8                                                                                                                                                                                                                                                        | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                        | 1110.07 |         |
| 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 )                 | 1358.90 |         |
| 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 ) | 1110.07 |         |
| 11                                                                                                                                                                                                                                                       | Balance available in Designated A/c.                                                                                                                                                | -       |         |
| 12                                                                                                                                                                                                                                                       | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)                                                                                   | 248.84  |         |
| This certificate is being issued on specific request of M/s Gaursons Promoters 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 N JHA & CO                                                                                                                                                                                                                                           |                                                                                                                                                                                     |         |         |
| Chartered Accountants                                                                                                                                                                                                                                    |                                                                                                                                                                                     |         |         |
| FRN: 015780C                                                                                                                                                                                                                                             |                                                                                                                                                                                     |         |         |
|                                                                                                                                                                         |                                                                                                                                                                                     |         |         |
| Rakesh Kumar Srivastava                                                                                                                                                                                                                                  |                                                                                                                                                                                     |         |         |
| M.No. 510859                                                                                                                                                                                                                                             |                                                                                                                                                                                     |         |         |
|                                                                                                                                                                         |                                                                                                                                                                                     |         |         |



UDIN - 21510859AAAA DM6017