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. REG3-02/2026

Date:- 14.07.2026

Information as on 30.06.2026

Subject: Certificate of amount incurred on **Gulshan Dynasty Moradabad** for Construction of **45 Block(s) (Block-AB-1 to Block AB-45)** situated on **Khasra no. GH-10, Sector-4, New Morodabad Yojna, Moradabad, U.P - 244001**. demarcated by its boundaries **28.824248 to the North 78.689012 to the East to the West** of Tehsil Moradabad Competent Authority/Development Authority MDA, District Moradabad,UP , PIN 244001, admeasuring **50084.27 sq. meter** area, being developed by **Gulshan Homz Private Limited having RERA Registration No. UPRERAPRJ686395, Designated A/C No. 777705019002, Bank Name ICICI Bank**

PART-A

S.No.	Particulars	Rs.in lacs Total Estimated Cost	Rs. In lacs Amount incurred till last quarter	Rs. In lacs Amount incurred during the quarter	Rs. In lacs 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.	11,100.00	990.00	-	990.00
	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	11,100.00			
	(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.	11,100.00	990.00	-	990.00
	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	11,100.00	990.00	-	990.00
	(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);		45.00	0.00	45.00
	(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**	11,100.00			
1B	**- For Withdrawal Purpose i.e. a.2+ b+c+d**	11,100.00	1,035.00	0.00	1,035.00

K P V & CO. CHARTERED ACCOUNTANTS

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2	**Project Clearance Fees**				
	(a) Fees paid to RERA	1.14	-	-	-
	(b) Fees paid to Local Authority	275.98	50.51	-	50.51
	(c) Consultant/Architect Fees (directly attributable to project)	524.43	72.97	-	72.97
	(d) Any other (specify)		-	-	-
	TOTAL OF FEES PAID	801.55	123.48	-	123.48
3A	**Cost of Construction and Development**				
	(a) Cost of services (water, electricity to construction site), Site Overheads;	5,784.47	151.12	0.14	151.26
	(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);	10.00	-	-	-
	(c) Cost of materials actually purchased;	8,043.86	221.80	- 0.00	221.80
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	5,362.57	1,796.58	28.82	1,825.40
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	**19,200.91**	**2,169.51**	**28.95**	**2,198.46**
3B	***Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)***	**20,002.46**	**2,291.00**	37.03	**2,328.03**
3C	***Total Construction and Development Cost (Lower of 3A and 3B.)***		**2,169.51**	28.95	**2,198.46**
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)"*	**1,000.00**	**2.81**	**0.48**	**3.29**
3E	***TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)***	**20,200.91**	**2,172.32**	29.43	**2,201.75**
4	TOTAL COST OF PROJECT				
4A	**- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)**	**32,102.46**			
4B	**- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)**	**32,102.46**	**3,330.80**	**29.43**	**3,360.23**
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	**11.64%**			
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)	**10.47%**			
7	Total amount received from allottees till date since Inception of the Project	700.60			
8	70% Amount to be deposited in Separate Account **(70%*S No. 7)**	490.42			
9	Loan sanctioned for the project till date (secured and unsecured both)	0.00			
10	Loan disbursed for the project till date (secured and unsecured both)	0.00			
11	Interest on deposits (flexi facility) credited to the Separate account	0.00			
12	**Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)**	**490.42**			
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)**	**3360.23**			
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)	0.00			
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))	490.42			
16	Computed Balance in Separate A/c as on date: **(S No. 12 - S No. 15)**	0.00			
17	Actual Balance available in Separate A/c as on date	0.00			
18	Difference between the computed balance and actual balance in Separate A/c **(S No. 16 - S No. 17) Should be Nil**	0.00			
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))**	**0.00**			
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	**0.00**			
21	Amount that can be finally transferred to the Transaction account **(S No. 19 - S No. 20)**	**0.00**			

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This certificate is being issued on specific request of **"M/s Gulshan Homz Private Limited" having RERA Registration No. UPRERAPRJ686395** 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.

This Certificate need to be read with annexure "A" attached herewith of even date.

Note:
Based on the information provided by the promoter, I/We certify that the land parcel for this project has not been mortgaged for any other project and it mortgaged for the payment of land dues, FAR, EDC/IDC and other approval charges of the Project &constructions and developement loans/borrowings for this project.

For K P V & Co.
Chartered Accountants
ICAI Firm's Registration Number: -042332N

Pradeep Kaushik
(Partner)
ICAI Membership Number: -541520
UDIN: - 26541520MYCOPM5178
Place: - Noida
Date:- 14.07.2026

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. REG3-02/2026
Information as on 30.06.2026

Date:- 14.07.2026

Subject: Certificate of amount incurred on **Gulshan Dynasty Moradabad** for Construction of **45 Block(s) (Block-AB-1 to Block AB-45)** situated on **Khasra no. GH-10, Sector-4, New Morodabad Yojna, Moradabad, U.P - 244001.** demarcated by its boundaries **28.824248 to the North 78.689012 to the East to the West** of Tehsil Moradabad Competent Authority/Development Authority MDA, District Moradabad,UP , PIN 244001, admeasuring **50084.27 sq. meter area**, being developed by **Gulshan Homz Private Limited having RERA Registration No. UPRERAPRJ686395, Designated A/C No. 777705019002, Bank Name ICICI Bank**

PART-B

I/ We also certify that:

Out of the amount reported in **Column 6 of S No. 4B** above:

(a) **Rs. 3360.30 Lacs** has been actually spent on the land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(l)(d) and is, therefore, admissible for withdrawal from the Separate Account.

(b) **Rs. NIL** is the amount for which bills/ invoices from the biller/ vendor/ contractor have been received for the work already rendered by them for the land, construction and development work of this project and being due for payment are, therefore, admissible for payment from the Separate Account directly to the biller/ vendor/ contractor in their bank account as per the list given below.

(c) **Rs. NIL** Lacs is the amount pertaining to the refund to be made to the Allottees where allotted units have been cancelled in compliance of U.P. RERA orders for refund to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement For Sale entered into with that allottee.

(in Rs)

S No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards (detail of work)	Bank Name	IFSC	Bank Account No.
1	N.A.	-	N.A.	N.A.	N.A.	N.A.
	Total	-				

This certificate is being issued on specific request of **"M/s Gulshan Homz Private Limited" having RERA Registration No. UPRERAPRJ686395** 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.

This Certificate need to be read with annexure "A" attached herewith of even date.

For K P V & Co.
Chartered Accountants
ICAI Firm's Registration Number: -042332N

K P V & CO. CHARTERED ACCOUNTANTS

Pradeep Kaushik
(Partner)
ICAI Membership Number: -541520
UDIN: - 26541520MYCOPM5178
Place: - Noida
Date:- 14.07.2026

Annexure-A

To,
The Board of Directors,
M/s Gulshan Homz Private Limited,
Flat No.7, 3rd Floor, Plot No. 4, Dayanand Vihar, Delhi – 110092

Independent Practioner's Certificate on Cost incurred in respect of "Gulshan Dynasty Moradabad" Project (herein referred to as "the project") situated on the Khasra no. GH-10, Sector-4, New Morodabad Yojna, Moradabad, U.P – 244001 till 30th June 2026 pursuant to the Third Provisio to Section 4(2)(1)(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")

1. This Report is issued in accordance with the terms of our engagement letter 15/04/2026.

2. The accompanying certificate on above mentioned matter contains the details as required by M/s Gulshan Homz Private Limited (hereinafter the "Company") pursuant to the requirement of the Third Provision to Section 4(2)(1)(D) of the Act read along with the relevant rules thereto. Further, we have been informed by the management that this certificate is required a specific format prescribed in the aforementioned rules and hence, according to Para 32A of the Guidance Note on Reports or certificates for special purpose (Revised 2016), this certificate has been issued.

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 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 provisions, it is our responsibility to provide a limited assurance whether the financial information has been extracted correctly from the unaudited books accounts for the period ended June 30, 2026 including the other relevant records maintained by the entity and the calculation of the expenditure incurred on the project is in the manner prescribed under the head with the relevant rules.

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.

8. Limited Assurance engagement involves performing audit procedures to obtain evidence that enable the independent practitioner to conclude that the matter is not likely to cause the subject matter information to be

KPV & CO
CHARTERED ACCOUNTANTS

material misstatement on the reporting criteria mention in paragraph 5 above. The procedure selected depend on the Practitioner's judgement, including the assessment of the risks associated with the reporting criteria. We have performed the following procedures in relation to the statement:

a. Verified the extracted data from the unaudited books of accounts of the relevant period.
b. Verified the calculation of the expenditure incurred on the project in the manner prescribed under the act read with the relevant rules.
c. Verified the certificate received from the chartered engineer.
d. Obtained written representations.

Opinion

9. Based on our examination, nothing has come to our attention that causes us to believe that the information provided in the attached Certificate by the company is not extracted accurately from the unaudited books of accounts maintained by the company under Companies Act, 2013 in the manner prescribed under the act.

Restriction on Use

10. 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)(I)(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 K P V & CO.
Chartered Accountants
ICAI Firm Reg No. 042332N

Kaushik

Pradeep Kaushik
(Partner)
ICAI Membership Number:541520
UDIN: 26541520MYCOPM5178

K P V & CO. * CHARTERED ACCOUNTANTS *

Place: Noida
Date: 14.07.2026