

Chartered Accountants

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Reg-3

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

Certification work Assigned vide letter No. CA Certification/01/23

Dated :- 30/12/2023

Subject: Certificate of amount incurred on "Gaur NYC Residences" for Construction of Group Housing Project Block(s) -10 Blocks {ASTOR, BARCLAY, BLOOMBERG, CHRYSLER, HUDSON, LEONARD, LEXINGTON, LIBERTY, REGIS & GAUR NYC EMPIRE (COMMUNITY + COMMERCIAL)} situated on Khasra no./Plot No. GH-06, Sector-03, Kingwood Enclave, Wave City, Ghaziabad, U.P., demarcated by its boundaries (latitude and longitude of the end-points) 283905.59N773008.09E, 283902.52N773011.60E, 283912.59N773016.17E, 283906.02N773018.02E, 2839)9.15N773020.02 of Village Naiphal, Tehsil Ghaziabad, Competent Authority/Development Authority GDA, District Ghaziabad , PIN - 201001, admeasuring 47735.55 sq. meter area, being developed by M/s Gaursons Hitech Infrastructure Pvt. Ltd. having RERA Registration No. UPRERAPRJ188811/08/2024, Designated A/C No. 777705004501 Bank Name: ICICI BANK LIMITED

		Rs.in lacs	Rs. In lacs
S.No	Particulars	Total Cost Estimated	Amount incurred till
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,	18,931.15	18,931.15
	SUB TOTAL LAND COST (in Rs.)	18,931.15	18,931.15
S.No	Particulars	Total Cost Estimated	Amount incurred till
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)	2,500.00	1,741.38
	SUB TOTAL FEES PAID (in Rs.)	2,500.00	1,741.38
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);	1,02,379.00	13,163.20
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,02,379.00	13,163.20
3B	Cost of construction incurred (As Certified by Project Engineer)	1,02,379.00	13,163.20
3C	Total Construction Cost (Lower of 3A and 3B.)	1,02,379.00	13,163.20
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)	7,110.00	1982.92
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1,09,489.00	15,146.12
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1,30,920.15	35,818.65
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's	12.86%	
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)%	27.36%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	79,731.03	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	55,811.72	

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)	35,818.65
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) (excluding GST and Refund)	30,647.71
11	Balance available in Designated A/c. including Fixed Deposit	25,860.27
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	5,170.94

This certificate is being issued on specific request of M/s Gaursons Hi-tech 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.

FOR G.S Mathur & Co.

(Chartered Accountants)

Firm Registration No 008744N

(Abhishek Chandna)

Partner

Membership No: 444331

UDIN : 25444331BMHWRR4169

Date: 7th October 2025

Place: New Delhi