



We have verified the books accounts, documents of M/s Gaursons India Private Limited and certify that the total amount incurred for Construction of group housing project "The Islands" / "Condominium Apartments-B11" Jaypee Greens (A Division of Jaiprakash Associates Ltd) Golf Course at Sector-19 & 25 Surajpur-Kasna Road, Gautam Buddha Nagar, Greater Noida (U.P) , Demarcated by its boundaries (latitude and longitude of the end points) 28.467302, 77.510531 of Tehsil Dadri, Competent/ Development authority GNIDA, District Gautam Buddha Nagar, PIN: 201301 admeasuring 9018 sq.mts. area being developed by Gaursons India Pvt. Ltd.

S.No.	Particulars	Amount in Crores	
		Total Cost Estimated	Amount incurred till 22-04-2022
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.	210.5	190.41
	SUB TOTAL LAND COST (in Rs.)	210.5	190.41
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)	8.45	1.56
	SUB TOTAL FEES PAID (in Rs.)	8.45	1.56
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);	756.4	0.84
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	756.4	0.84
3B	Cost of construction incurred (As Certified by Project Engineer)	-	0.84
3C	Total Construction Cost (Lower of 3A and 3B.)	-	0.84
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)	96.47	2.53
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	852.87	3.37
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1071.82	195.34

FOR RAVI BHUSHAN & CO
(Chartered Accountants
FRN: 020618N

(Ravi B.P. Gupta)
Partner

M.N.- 505754

UDIN : 22505754AHVPLU9454

Date: 22.04.2022

Place: Faridabad