

PRABHASH CHOUDHARY & CO.

CHARTERED ACCOUNTANTS



Form — 5

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

Information as on 30/09/2019

Certification work Assigned vide letter No. 01

Dated :- 11/10/2019

Subject: Certificate of amount incurred on Gulshan Dynasty for Construction of 3 Tower/Block/Building(s) situated on Khasra no./Plot No.GH-03D, Sec-144, Noida UP, demarcated by its boundaries (latitude and longitude of the end-points) 77, 26, 21.62 to the North, to the South 28, 29, 50.60, to the East to the West of District Gautam Budh Nagar, Competent Authority/Development Authority, District PIN 201301, admeasuring 23504.50 sq. meter area, being developed by Gulshan Homz Pvt Ltd *having RERA Registration No . UPRERAPRM11443, Designated A/C No. 777705160197, Bank Name-ICICI Bank.*

S.No.	Particulars	INR in Lacs	INR in Lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till 30-09-2019
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.	18180	14532
	SUB TOTAL LAND COST (in Rs.)	18180	14532



S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 30-09-2019
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)	700	182
	SUB TOTAL FEES PAID (in Rs.)	700	182
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);	27600	479
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	27600	479
3B	Cost of construction incurred (As Certified by Project Engineer)	28245	0
3C	Total Construction Cost (Lower of 3A and 3B.)	27600	0
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)	10324	1124
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	37924	1124
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	46480	15193
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0	
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)%	32.69%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		0
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0
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)		15193.33
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)		0
11	Balance available in Designated A/c.		0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		15193.33



This certificate is being issued on specific request of M/s Gulshan Homz Pvt Ltd for UP RERA compliance.

The certification is based on the information and records produced before us and are true to the best of our knowledge and belief.

For Prabhash Choudhary & Co.,
Chartered Accountants



A handwritten signature in blue ink, appearing to read "Prabhash", with a long horizontal stroke extending to the right.

Prabhash Choudhary

M. No.: 431890

Place: Ghaziabad

Date: 16-October-2019

UDIN: 19431890AAAACN1291

Note: I have not conducted any audit or special investigation for the purpose of this certification but it has been issued on the basis of documents, information and explanation provided to me.