

PRABHASH CHOUDHARY & CO

CHARTERED ACCOUNTANTS



Form - 5

Certification for the purpose of withdrawal of money from designated account of Project

Information as on 31/03/2018

Subject: Certificate of amount incurred on Gulshan Bellina for Construction of A, B, C, D, E, F, G, H, J, K, L, M, N towers and commercial and community situated on Plot No. GH-02A, Sector-16, Greater Noida west demarcated by its boundaries 28°36'30"N to the North to the south to the EAST 72°27'0"E to the West of Tehsil GAUTAM BUDH NAGAR Competent Authority/Development Authority, Greater Noida District Noida, PIN 201308, admeasuring 28374.22sq. meter area, being developed by Gulshan Homz Pvt. Ltd having RERA Registration No.- UPRERA PRJ 16332, Designated A/C No. 662805600155, Bank Name - ICICI BANK LTD.

I, Prabhash Choudhary, proprietor of Prabhash Choudhary & Co., Chartered Accountants is certifying the details related to the project Gulshan Bellinafor Construction of A, B, C, D, E, F, G, H, J, K, L, M, N towers and commercial and community situated on Plot No. GH-02A, Sector-16, Greater Noida west demarcated by its boundaries 28°36'30"N to the North to the south to the EAST 72°27'0"E to the West of Tehsil GAUTAM BUDH NAGAR Competent Authority/Development Authority, Greater Noida District Noida, PIN 201308 as under:

Amount (INR in Lacs)			
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
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.	7984.55	5621.44
	SUB TOTAL LAND COST (in Rs.)	7984.55	5621.44

For Prabhash Choudhary & Co.
(Chartered Accountants)

Prabhash Choudhary
Proprietor

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
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)	532	325.06
	SUB TOTAL FEES PAID (In Rs.)	532	325.06
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);	26068	10169.96
	Sub Total of Construction Cost (In Rs.) (sum of (a) to (d) of Row 3a)	26068	10169.96
3B	Cost of construction incurred (As Certified by Project Engineer)	26600	10740
3C	Total Construction Cost (Lower of 3A and 3B.)	26068	10169
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)	5305	3805.28
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	31373	13974.28
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	39889.55	19920.78
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	43.77%	
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]%	49.94%	

For Prakash Choudhary & Co.
(Chartered Accountants)

CA. Prakash Choudhary
Proprietor

7	Total amount received from allottees till date since Inception of the Project (in Rs.)	17526.36
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	12268.45
9	Cumulative 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)	19920.78
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)	12282.45
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)	7638.33

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/me and is true to the best of our/my knowledge and belief.

For Prabhash Choudhary & Co.
Chartered Accountants

 For Prabhash Choudhary & Co.
(Chartered Accountants)



CA. Prabhash Choudhary
CA Prabhash Choudhary Proprietor
M.No. : 431890
Date : 06-07-2018
Place : Ghaziabad

Declaration: We have not conducted any special investigation or audit for the purpose of this certification.