

## ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No. /  
Subject:

Date: 11.08.2023

Certificate of Percentage of Completion of Construction Work of the Project "TRECENTO RESIDENCES-A", Condominium Apartment, Type-IV, Sun Court "B6a" (CT-4 / Tower-A), Jaypee Greens (A division of Jaiprakash associates Limited), at Golf Course Land-1, Surajpur-Kasana Road, Sector-19 & 25 Greater Noida, Gautam Budh Nagar (U.P.), Demarcated by its boundaries (latitude and longitude of the end points) 28°27'42.57"N, 77°31'20.54"E, of, Tehsil Dadri, Competent/ Development authority GNIDA, District Gautam Budh Nagar, PIN: 201306 admeasuring 5128.96 Sq.Mt. area being developed by M/s GOLF LAKE LLP

I, ATEESH AGARWAL, has undertaken assignment as Architect of Chartered Engineer of certifying Certificate of Percentage of Completion of Construction Work of the Project "TRECENTO RESIDENCES-A", Condominium Apartment, Type-IV, Sun Court "B6a" (CT-4 / Tower-A), Jaypee Greens (A division of Jaiprakash associates Limited), at Golf Course Land-1, Surajpur-Kasana Road, Sector-19 & 25 Greater Noida, Gautam Budh Nagar (U.P.), Demarcated by its boundaries (latitude and longitude of the end points) 28°27'42.57"N, 77°31'20.54"E, of, Tehsil Dadri, Competent/ Development authority GNIDA, District Gautam Budh Nagar, PIN: 201306 admeasuring 5128.96 Sq.Mt. area being developed by M/s GOLF LAKE LLP

1. Following technical professionals are appointed by owner / Promotor :-

- (i) Shri Ateesh agarwal Architect ;
- (ii) Shri R.D Chaudhari as Structural Consultant
- (iii) M/s CESPL as MEP Consultant
- (iv) Shri Anand Singh as Site Incharge

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number UPRERAPRM248331 under UPRERA is as per table A herein below, The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

Table A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	0.00%
2	2 number of Basement(s) and Plinth	0.00%
3	Number of Podiums	N.A
4	Stilt Floor	N.A
5	30 number of Slabs of Super Structure	0.00%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	0.00%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0.00%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0.00%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	0.00%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	0.00%

Table B

Internal &amp; External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Yes	All the works are completed as per the site layout plan	0.00%
2	Water Supply	Yes	All the works are completed as per the site layout plan	0.00%

AR. ATEESH AGARWAL  
B. ARCH, DIP. PRGT, MGMT (LONDON)  
F.I.T.V - CAT / I.A - 1879  
M.C.A. - 2003/31212

3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	All the works are completed as per the site layout plan	0.00%
4	Storm Water Drains	Yes	All the works are completed as per the site layout plan	0.00%
5	Landscaping & Tree Planting	Yes	All the works are completed as per the site layout plan	0.00%
6	Street Lighting	Yes	All the works are completed as per the site layout plan	0.00%
7	Community Buildings	N.A.	Not Proposed on Site	0.00%
8	Treatment and disposal of sewage and sullage water	Yes	All the works are completed as per the site layout plan	0.00%
9	Solid Waste management & Disposal	Yes	All the works are completed as per the site layout plan	0.00%
10	Water conservation, Rain water harvesting	Yes	All the works are completed as per the site layout plan	0.00%
11	Energy management	N.A.	Not Proposed on Site	0.00%
12	Fire protection and fire safety requirements	Yes	All the works are completed as per the site layout plan	0.00%
13	Electrical meter room, sub-station, receiving station	Yes	All the works are completed as per the site layout plan	0.00%
14	Other (Option to Add more)	N.A.	Not Proposed on Site	0.00%

Yours Faithfully

**AR. ATEESH AGARWAL**  
 B. ARCH, DIP. PRGT, MGMT (LONDON)  
 F. I. I. V - CAT / I - A - 1879  
 C. A. - 2003/31212

ATEESH AGARWAL  
 (License No. CA/2003/31212)

GAUR BIZ PARK, PLOT NO-01, ABHAY KHANNA II, INDIRAPURAM, GHAZIABAD (U.P.)-201014

# Council of Architecture

## Certificate of Registration

This is to certify that the name of

Shri ATEESH AGARWAL

has been entered in the register and his Registration No. is

CA/2003/31212

This certificate is valid from the **second**

day of **May 2003** to the thirty-first

day of **December 2004** inclusive.

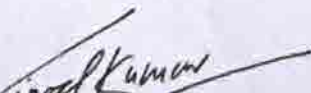
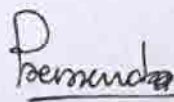
List of Additional Qualifications :

Given under the common Seal of the Council of Architecture,



AR. ATEESH AGARWAL  
B. ARCH, DIP. PGD, MGMT (LONDON)  
F. I. I. V - CAT / I - A - 1879  
M. C. A. :- 3003 / 31212

this **second** day of **May, 2003**

  
Secretary  
President

*G. S. Mathur & Co.*

Chartered Accountants

A-160, Defence Colony, New Delhi -110 024

Tel. : 41554880, 41554881, 24331503 Fax : 24331502

E-Mail : office@gsmco.net.in/ gsmco.gsmco@gmail.com

Website : gsmco.net.in

## **INDEPENDENT AUDITOR'S REPORT**

**To,  
THE PARTNERS OF GOLF LAKE LLP**

### **Opinion**

We have audited the financial statements of **Golf Lake LLP** ("the LLP"), which comprise the Balance Sheet at March 31st 2023, and the Profit and Loss account, for the period April 01, 2023 to March 31, 2023, then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Limited Liability Partnership Act, 2008 and limited Liability Partnership Rules, 2009 (as amended) in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the LLP as at 31 March, 2023, and of its financial performance for the year then ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

### **Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in [jurisdiction], and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Responsibilities of Management and Those Charged with Governance for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the aforesaid Accounting Standards issued by the Institute of Chartered Accountants of India, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern unless management either intends to liquidate the entity or to cease operations, or has no realistic alternative but to do so.



Those charged with governance are responsible for overseeing the entity's financial reporting process.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. In making those risk assessments, the auditor considers internal financial controls relevant to the LLP's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

### **Other Matters**


The financial statements of the Company for the year ended March 31, 2022 were unaudited as the previous management did not consider loan from partners as contributions as per Section 34 of the Limited Liability Partnership Act 2008.

### **Report on other Legal and Regulatory Requirements**

We report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b) In our opinion, proper books of accounts as required by law has been kept by the LLP so far as it appears from our examination of those books.
- c) The Balance sheet, and the statement of Profit and Loss dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid financial statements comply with the Accounting Standards issued by the Institute of Chartered Accountants of India.

**For G.S. MATHUR & Co**  
**Chartered Accountants**  
**(Firm: 008744N)**

  
**Abhishek Chandna**  
**Partner**

**M. No. 444331**

**Place: New Delhi**

**Date: 24.07.2023**

**UDIN: 23444331BGTTEQ1912**



**M/S GOLF LAKE LLP**  
BALANCE SHEET AS AT 31st MARCH, 2023

		AS AT SCHEDULE 31st March 2023	AS AT 31st March 2022
<b>SOURCES OF FUNDS</b>			
<u>Partner's Fund</u>			
Partner's Capital Account		100,000	100,000
Partner's Current Account	1	(34,110)	-
<u>Unsecured Loans</u>			
	2	377,657,750	453,410,578
<u>Current Liabilities</u>			
Other Current Liabilities	3	6,342,618	531,094
<b>TOTAL</b>		<b>384,066,257</b>	<b>454,041,672</b>

**APPLICATIONS OF FUNDS**

<u>Current Assets, Loans &amp; Advances</u>			
Inventories	4	383,954,082	453,494,706
Cash & Bank Balances	5	112,175	139,091
Other Current Assets	6	-	407,875
<b>TOTAL</b>		<b>384,066,258</b>	<b>454,041,672</b>

The above schedules form an integral part of the financial statements.

For G.S. Mathur & Co.  
(Chartered Accountants)

FRN-008744N

Ablishek Chandna  
Partner

M.No. 444331

Place : New Delhi

Date : 24/07/2023



MANOJ GAUR

(Designated Partner)

DPIN : 00582603

For Golf Lake LLP

VESHESH GAUR

(Nominee-Gaursons Promoters Pvt Ltd)

(Designated Partner)

DPIN : 09222631

**M/S GOLF LAKE LLP**  
**PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2023**

		AS AT SCHEDULE 31st March 2023	AS AT 31st March 2022
<b>INCOME</b>			
Sale & Other Income		-	-
<b>TOTAL</b>		<u>-</u>	<u>-</u>
<b>EXPENDITURE</b>			
Indirect Expenses	7	34,110	-
<b>TOTAL</b>		<u>34,110</u>	<u>-</u>
Profit / (Loss) before tax		(34,110)	-
Provision for Tax Current Tax		-	-
Profit / (Loss) after tax		<u>(34,110)</u>	<u>-</u>
Gaursons Promoters Pvt Ltd		(28,994)	-
Mr. Manoj Gaur		(5,117)	-
Balance Carried Forward to Balance Sheet		<u>(34,110)</u>	<u>-</u>

The above schedules form an integral part of the financial statements.

For G.S. Mathur & Co.  
(Chartered Accountants)

FRN-008744N

Abhishek Chandna  
Partner

M.No. 444331

Place : New Delhi

Date : 24/07/2023



MANOJ GAUR

(Designated Partner)

DPIN : 00582603

For Golf Lake LLP

VEESHESH GAUR

(Nominee-Gaursons Promoters Pvt Ltd)

(Designated Partner)

DPIN : 09222631

# M/S GOLF LAKE LLP

Schedule forming part of the Balance Sheet

	AS AT 31st March 2023	AS AT 31st March 2022
<b>Schedule - 2</b>		
<b>Unsecured Loans</b>		
Gaurson Promoters Pvt Ltd	357,574,901	-
Gaurson India Pvt Ltd	20,082,849	-
Shipra Estate Limited	-	453,410,578
	<b>377,657,750</b>	<b>453,410,578</b>
<b>Schedule - 3</b>		
<b>Other Current Liabilities</b>		
TDS Payable	3,816,129	2,340
Sundry Creditors	2,526,489	528,754
	<b>6,342,618</b>	<b>531,094</b>
<b>Schedule - 4</b>		
<b>Inventories</b>		
<b>Opening Work-in-Progress</b>		
Semi constructed properties	453,494,706	410,625,102
Project In Progress	43,086,479	414,726
Finance Costs	(112,627,103)	42,454,878
	<b>383,954,082</b>	<b>453,494,706</b>
<b>Schedule - 5</b>		
<b>CASH &amp; BANK BALANCES</b>		
Cash in Hand	-	-
Balances with Bank	112,175	139,091
	<b>112,175</b>	<b>139,091</b>
<b>Schedule - 6</b>		
<b>Other Current Assets</b>		
GST Receivable	-	407,875
Prepaid Expense	-	-
	<b>-</b>	<b>407,875</b>
<b>Schedule - 7</b>		
<b>Indirect Cost</b>		
Bank Charges		
Legal & Prof. Expenses	365	118
Filing Fees	3,200	1,000
Rates & Taxes	2,385	150
Office Rent	660	704
	27,500	30,000
	<b>34,110</b>	<b>31,972</b>

For GOLF LAKE LLP

MKG  
Partner

For GOLF LAKE LLP

Vishal  
Partner



# M/S GOLF LAKE LLP

Capital Account as on 31.03.2023

## SCHEDULE-1 Amount in Rs.

	M/s Gaursons Promoters Pvt Ltd (Previous Year Shipra Estate Ltd)	Mr. Manoj Gaur (Previous Year Mohit Singh)	Total
	Fixed Capital (85%) Current Capital	Fixed Capital (15%) Current Capital	Fixed Capital Current Capital
Opening Balance as on 01.04.2022	85,000.00 -	15,000.00 -	100,000.00 -
Add :- Additions during the year Profit/(Loss) before Tax	- (28,994)	- (5,117)	- (34,110)
	85,000.00 (28,994)	15,000 (5,117)	100,000 (34,110)
Less :- Withdrawal during the year	- -	- -	- -
	- -	- -	- -
Closing Balance as on 31.03.2023	85,000.00 (28,994)	15,000 (5,117)	100,000 (34,110)

For GOLF LAKE LLP

Partner

For GOLF LAKE LLP

Partner



**A. Significant Accounting Policies :**

**1) Basis for preparation of Financial Statements**

a) The financial statements are prepared under the historical cost convention, in accordance with the Generally Accepted Accounting Principles in India

**b) Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of asset and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Adjustments as a result of differences between actual and estimates are prospectively made.

**2) Revenue Recognition**

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Firm and the revenue can be reliably measured.

**3) Plant, Property and Equipment**

i) Fixed assets are stated at cost, less accumulated depreciation. Costs include all expenses incurred to bring the assets to its present location and condition.

ii) Depreciation on fixed assets is charged on Written down value basis as per the rates specified under Income Tax Rules.

iii) Amount less than Rs.5000/- are fully depreciated.

**4) Prior Period Adjustments**

i) Considering the nature of business, interest income/ repayment of principal for the earlier years ascertained and determined during the year, is accounted for in the year in which is so ascertained/determined.

ii) Expenses not exceeding Rs.5000/- in each case are accounted for under natural heads of account.

**5) Sundry Debtors and Loans & Advances**

Sundry debtors, loan and advances are stated after making adequate provision for bad and doubtful debts.



#### **6) Retirement Benefits**

No provisions have been made in the accounts for PPF, FPF, Gratuity and Retirement Benefits for the employees. Management inform that this above provision is not applicable to the company hence no such provision made during the year.

#### **7) Foreign Exchange Transactions**

There are no foreign currency transactions made during the year.

#### **8) Inventories**

Inventories are taken at cost or market price whichever is less as certified by the management.

#### **9) Events occurring after Balance Sheet date**

No significant events which could affect the financial position as on 31.3.2019 to a material extent have been reported by the assessee, after the balance sheet date till the signing of report.

#### **10) Borrowing Cost**

Borrowing costs include exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost. Borrowing costs that are attributable to the acquisition or construction of qualifying assets are capitalized as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to the Profit and Loss Statement in the period in which they are incurred.



**B. Notes on Accounts:**

- 1) During the year under review firm is engaged in the real estate activities.
- 2) In the opinion of the management current assets and Loans and Advances are approximately of the same value if realized in ordinary course of business.
- 3) Company has no outstanding liability including interest on overdue payments towards "The Micro, Small & Medium Enterprises Development Act 2006" as defined in Section 23 of Micro Small & Medium Enterprises Development Act 2006 (MSMED Act 2006).
- 4) Claims against Firm not acknowledge as debts Rs. Nil (Previous year Nil)
- 5) There is no capital commitment at the close of the financial year (Previous year Nil).
- 6) Balances of sundry debtors, sundry creditors, loans and advances and deposits are subject to balance confirmation thereof.
- 7) In view of the size of the Firm and the number of employees, in compliance of Accounting Standard 15 (Revised), the Firm has not made any provision for the liability towards employee benefits.
- 8) Previous year figures have been regrouped / rearranged, wherever necessary, in order to make them comparable with those of the current year. Previous Years figure has been recasted to match it with the current year wherever applicable.

For G.S. MATHUR & Co  
Chartered Accountants  
(Firm: 008744N)

  
Abhishek Chandna  
Partner



M. No. 444331  
Place: New Delhi  
Date: 24.07.2023

For Golf Lake LLP

  
Manoj Gaur  
(Designated Partner)

DPIN: 00582603

  
Veshesh Gaur  
(Designated Partner)

DPIN: 09222632

# GOLF LAKE LLP

LLPIN: AAO-5496

We undersigned, Designated Partner of **GOLF LAKE LLP**, hereby disclosing as under,

Sr No	Disclosures required under the Micro, Small & Medium Development Act, 2006	Amount (Rs)
1	Delayed payments due as at the end of each accounting year on account of Principal. Interest due thereon	0.00/- 0.00/-
2	Total interest paid on all delayed payments during the year under the provisions of the Act	0.00/-
3	Interest due on principal amounts paid beyond the due date during the year but without the interest amounts under this Act	0.00/-
4	Interest accrued but not due (Represents interest accrued as at the end of the year but not due as interest is computed at monthly rests from the due date)	0.00/-
5	Total Interest Due but not paid (Represents all interest amounts remaining due together with that from prior year(s) until such date when the interest was actually paid to the small enterprises. Mainly to ascertain the amount of interest disallowable for income tax purposes)	0.00/-

FOR GOLF LAKE LLP

  
MANOJ GAUR

DESIGNATED PARTNER  
DPIN: 00582603

PLACE: New Delhi  
DATE: 24/07/2023

  
VESHESH GAUR

(Nominee Gaursons Promoters Pvt Ltd)  
DESIGNATED PARTNER  
DPIN: 09222631

Regd off- OFFICE NO-F-101, FIRST FLOOR, PLOT NO 2/3, ASHISH COMMERCIAL COMPLEX, LSC,  
NEW RAJDHANI ENCLAVE, EAST DELHI-110092, INDIA  
Corp off- Gaur Biz Park, Plot no-1, Abhaykhand-II, Indirapuram, Ghaziabad-201010

**G. S. Mathur & Co.**  
**Chartered Accountants**  
**A-160, Defence Colony, New Delhi-110 024**  
Tel. : 41554880, 41554881, 24331503 • Fax : 24331502  
E-Mail : [office@qsmco.net.in](mailto:office@qsmco.net.in) / [qsmco.qsmco@gmail.com](mailto:qsmco.qsmco@gmail.com)

We have verified the books accounts, documents of M/s **Golf Lake LLP** and certify that the total amount incurred for the Construction of Group Housing project **"Trecento Residences-A"/Condominium Apartments, Type-IV, Sun Court, B-6a, (CT-4/Tower-A)**, Jaypee Greens (A Division of Jaiprakash Associates Limited), at Golf Course Land-1, Surajpur-Kasna Road, Sector-19 & 25, Greater Noida, Gautam Budh Nagar (U.P.), Demarcated by its boundaries Latitude : 28°27'42.57"N & Longitude : 77°31'20.54E of Tehsil Dadri, Competent/ Development Authority GNIDA, Greater Noida, Gautam Budh Nagar (U.P.), PIN: 201306 admeasuring 5128.00 sq.mts. area being developed by M/s **Golf Lake LLP**.

S.No.	Particulars	Amount in Crores	
		Total Cost Estimated	Amount incurred till 30-6-23
1	<b>Land Cost</b> (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.	45.34	45.34
	<b>SUB TOTAL LAND COST (in Rs.)</b>	<b>45.34</b>	<b>45.34</b>
2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	5.00	
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	5.00	-
3A	<b>Cost of Development And construction</b> (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 <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);	133.40	2.51
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	<b>133.40</b>	<b>2.51</b>
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	-	<b>2.51</b>
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	-	<b>2.51</b>
3D	<b>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)</b>	20.00	-
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	<b>153.40</b>	<b>2.51</b>
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	<b>203.74</b>	<b>47.85</b>

G.S. Mathur & Co.  
Chartered Accountant  
FRN. 008744N

Abhishek Chandna  
Partner  
Membership No. 444331  
UDIN: 23444331BGTTEF4936  
Date: 25.07.2023  
Place: New Delhi

# RAMKRISHNA DONGAR CHAUDHARI

221,Shankar Niwas,Mulund West, LBS check Naka-400080, Mumbai

E-Mail: rdchconsultants@gmail.com

Mobile-7506947212

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject:

Certificate of Percentage of Completion of Construction Work of the Project "TRECENTO RESIDENCES-A", Condominium Apartment, Type-IV, Sun Court "B6a" (CT-4 / Tower-A), Jaypee Greens (A division of Jaiprakash associates Limited), at Golf Course Land-1, Surajpur-Kasana Road, Sector-19 & 25 Greater Noida, Gautam Budh Nagar (U.P), Demarcated by its boundaries (latitude and longitude of the end points) 28°27'42.57"N, 77°31'20.54"E, of, Tehsil Dadri, Competent/ Development authority GNIDA, District Gautam Budh Nagar, PIN: 201306 admeasuring 5128.96 Sq.Mt. area being developed by M/s GOLF LAKE LLP

I, Ramkrishna Dongar Chaudhari, has undertaken assignment as Chartered Engineer of certifying Certificate of Percentage of Completion of Construction Work of the Project "TRECENTO RESIDENCES-A", Condominium Apartment, Type-IV, Sun Court "B6a" (CT-4 / Tower-A), Jaypee Greens (A division of Jaiprakash associates Limited), at Golf Course Land-1, Surajpur-Kasana Road, Sector-19 & 25 Greater Noida, Gautam Budh Nagar (U.P), Demarcated by its boundaries (latitude and longitude of the end points) 28°27'42.57"N, 77°31'20.54"E, of, Tehsil Dadri, Competent/ Development authority GNIDA, District Gautam Budh Nagar, PIN: 201306 admeasuring 5128.96 Sq.Mt. area being developed by M/s GOLF LAKE LLP

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals are appointed by owner / Promotor :-

- Shri Ateesh Agarwal (Atwin) as Architect
- Shri R.D Chaudhari as Structural Consultant
- M/s CESPL as MEP Consultant
- Shri Anand singh as Site Incharge

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as Rs. 203.74 cr (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date 30/06/2023 is calculated at Rs. 47.85 cr (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 155.89 cr (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30/06/2023 date is as given in Tables A and B below :

Table A

Project/Building/Wing/Tower bearing Number \_\_\_\_\_ or called \_\_\_\_\_

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the Project/building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 173.00 cr
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 40.67 cr
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	23.50%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 132.33 cr
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	23.50%


(Enclose separate sheets for the cost calculations for each unit/building or tower)

TABLE B

Internal & External Development works and common amenities

(To be prepared for the entire registered phase of the Real Estate Project)

  
Ramkrishna D. Chaudhari  
Chartered Engineer  
Fellow - F-1230502

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	Rs 30.74 cr
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 7.18 cr
3	Work done in Percentage (as Percentage of the estimated cost ) $(1*100/2)$	23.30%
4	Balance Cost to be Incurred (Based on Estimated Cost) $(1-2)$	Rs 23.56 cr
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$	23.30%
(Enclose separate sheet for the cost calculations)		
<div> <div> Name: Ramkrishna Dongar Chaudhari  BE (Civi)  Chartered Engineer Fellow: F-1230502  AADHAR CARD: 6724 4220 2455  PAN CARD: AAJPC8852B </div> <div>   <b>Ramkrishna D. Chaudhari</b>  Chartered Engineer  Fellow - F-1230502 </div> </div>		

मुंबई विद्यापीठ



## UNIVERSITY OF BOMBAY

आम्ही मुंबई विद्यापीठाचे कुलपती, कुलगुरु आणि कार्यकारी परिषदेचे सदस्य असे प्रमाणित करतो की व्ही. जे. टेक्निकल इन्स्टिट्यूटचे रामकृष्ण डोंगर चौधरी, हे मे १९९२ मध्ये घेण्यात आलेली अभियांत्रिकी स्नातक परीक्षा प्रथम श्रेणीत गुणवत्तापूर्वक उत्तीर्ण झाले असून दिनांक ५ जानेवारी १९९४ रोजी मुंबई येथे झालेल्या दीक्षांत समारंभात त्यांना अभियांत्रिकी स्नातक (स्थापत्य शाखा) ही पदवी प्रदान करण्यात आली आहे.

विद्यापीठाची मुद्रा व कुलपतीची स्वाक्षरी यांसह साक्षीने अंकित.

*We, the Chancellor, Vice-Chancellor and Members of the Executive Council of the University of Bombay certify that Ramkrishna Dongar Chaudhari of V. J. Technical Institute having passed the Bachelor of Engineering degree examination held in May 1992 with Honours in the First Class, the degree of Bachelor of Engineering (in its Civil Branch) has been conferred on him at the Convocation held in Bombay on 5th January, 1994.*

*In testimony whereof are set the Seal of the said University and the signature of the said Chancellor.*

  
Ramkrishna D. Chaudhari  
Chartered Engineer  
Fellow - F-1230502

  
कुलपती CHANCELLOR

004039



# The Institution of Engineers (India)

By virtue of Qualification, Professional  
training and Corporate Membership  
of this Institution

**RAMKRISHNA DONGAR CHAUDHARI**  
**OF**

**CIVIL ENGINEERING DIVISION**

is hereby authorised to use the style and title of

**Chartered Engineer [India]**



  
**Ramkrishna D. Chaudhari**  
**Chartered Engineer**  
**Fellow - F-1230502**



**F-1230502**

Dated 14-08-2017

  
Secretary and Director General

**कार्यालय उपनिबंधक    सदर ग्रेटर नोएडा    गौतम बुद्ध नगर**  
**जनपद    गौतम बुद्ध नगर**

आवेदन संख्या :2202314501497

प्रमाण संख्या :22023145001409

**भार मुक्त प्रमाण-पत्र**  
**(रजि० मैनुअल के नियम 328)**

श्री- सोमेश छोकर एडवोकेट पुत्र- ० तहसील गौतम बुद्ध नगर जिला गौतम बुद्ध नगर ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - सैक्टर जेपी ग्रीन्स जी ब्लॉक सूरजपुर कासना रोड, वार्ड/परगना- ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण, आवासीय- गोल्फ लेक एलएलपी, गोल्फ कोर्स लेण्ड-1 कोण्डोमिनियम अपार्टमेन्ट्स ट्रिसेन्टो रेजीडेंसी-ए टाईप-4 सन कोर्ट बी-6ए, सीटी-4/टावर-ए सैक्टर-19/25 सूरजपुर कासना रोड ग्रेटर नोएडा, -

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 11/08/2012 से दिनांक 10/08/2023 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

**कोई भार नहीं पाया गया**

दिनांक :11-08-2023 -----

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा

आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बंधित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **क्षमा गुप्ता।**

मिलान करने वाले निबन्धन लिपिक : **अनुपम मांगलिक।**

PREM PRAKASH SINGH  
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**उपनिबन्धक    सदर ग्रेटर नोएडा**  
**गौतम बुद्ध नगर**

प्रिंट करें

भुगतान पावती

उत्तर प्रदेश सरकार

निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या : 2202314501497  
आवेदन तिथि : 11/08/2023  
आवेदक का नाम : सोमेश लोकर एडवोकेट  
मोबाइल संख्या : 9313186365

भुगतान का विवरण

भुगतान विधि : ई भुगतान  
पंजीकरण राशि : 150  
चालान संख्या : NIB230690797  
भुगतान तिथि : 11/08/2023  
भुगतान पावती संख्या : 202314501377  
प्राप्तकर्ता का नाम : क्षमा गुप्ता ,

(प्राप्तकर्ता का हस्ताक्षर)

(आवेदक का हस्ताक्षर)

SUB-REGISTRAR  
(Greater Noida)  
Gautam Buddha Nagar

# प्रारूप-घ (संलग्नक-3)

## औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2023/79218/GBN/GAUTAM BUDDH NAGAR/20834/JD

दिनांक: 12-04-2023

प्रमाणित किया जाता है कि मैसर्स **JAYPEE GREENS-A DIVISION OF JAIPRAKASH ASSOCIATES LTD** (भवन/प्रतिष्ठान का नाम) पता **CONDOMINIUM APARTMENTS, SUN COURT, TYPE-IV, B6A, SECTOR-19 AND 25, GREATER NOIDA** तहसील - **SADAR** प्लॉट एरिया **5128.97 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **31391.38** (वर्गमीटर), ब्लॉकों की संख्या **1** जिसमें

ब्लॉक/टॉवर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
TOWER A	31	2	102.45 mt.

है। भवन का अधिभोग मैसर्स **JAYPEE GREENS-A DIVISION OF JAIPRAKASH ASSOCIATES LTD** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **JAYPEE GREENS-A DIVISION OF JAIPRAKASH ASSOCIATES LTD** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

**Note :** the fire tender path shall be done 9 mtr compulsory all around the tower

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

हस्ताक्षर (निर्गमन अधिकारी)



Digitally Signed By  
(AMAN SHARMA)

निर्गत किये जाने का दिनांक : 03-05-2023  
स्थान : LUCKNOW

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03-05-2023