



# B P G & CO.

Chartered Accountants

RR-12, 1st Floor, Mianwali Nagar,  
Peeragarhi, New Delhi - 110087  
Tel. : 011-45017993  
(M) : 9250380199  
E-mail : cabpg.co@gmail.com

## Annexure 3: Chartered Accountant's Certificate (Form-REG-3) — Part A

CHARTERED ACCOUNTANT'S CERTIFICATE					
(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission Of Quarterly Progress Report)					
No.01		Date:- 09-01-2026			
Information As On 31-12-2025					
<b>Subject:</b> Certificate of amount incurred on ARIHANT SEASONS RERA Registration No. – under process for Acquisition and Development of land or/and Construction Of 9 (Nine) Tower/ Block/ Building(s) situated on Khasra no./Plot No. GH-11, demarcated by its boundaries 28.165969, 28.165504, 28.170123, 28.165664, 28.170279, 28.165824 (latitude) 77.325496, 77.325641, 77.330026, 77.330185, 77.330557, 77.330729 (longitude) to the North, to the South, to the East to the West of Village / Sector 22D, Tehsil – Jevar, Competent Authority/Development Authority Yamuna Expressway Industrial Development Authority (YEIDA), District – Gautam Budh Nagar, PIN - 203209, admeasuring 41252.32 sq. meter area, being developed by M/s Arihant Urban Space Private Limited and [Promoter Id – UPRERAPRM435544], having Separate A/c No. 99992804202536 with HDFC Bank Ltd.					
<b>PART- A</b>					
		Rs. In lakhs	Rs. In lakhs	Rs. In lakhs	Rs. In lakhs
S.No.	Particulars	Total Estimated Cost	Amount incurred till last quarter	Amount incurred during the quarter	Amount incurred till now
1	2	3	4	5	6
1	<b>Land Cost</b>				
	(a) Acquisition cost of land and legal costs on land transaction:	16299.14	8783.41	0	8783.41
	<b>(a.1) For Project Estimation Purpose</b>				
	i – In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	16299.14	8783.41	0	8783.41
	ii- In case Of acquisition through joint development agreement with landowner, the consideration as specified in the joint development agreement or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	0	0	0	0



	iii-In case of inherited /gifted/through will, the cost of land shall be as per the DM circle rate on the date of application of registration of project in U.P. RERA.	0	0	0	0
	<b>TOTAL OF LAND COST-For Project Estimation Purpose</b>	16299.14	8783.41	0	8783.41
	<b>(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account</b>				
	i-In case of acquisition through Purchase, the actual purchase price will be considered.	16299.14	8783.41	0	8783.41
	ii-In case of acquisition through joint development agreement with landowner, the cost of land shall be the actual cost incurred by the landowner	0	0	0	0
	iii-In case of inherited /gifted/ through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter.	0	0	0	0
	<b>TOTAL OF LAND COST - For % completion and withdrawal purpose</b>	16299.14	8783.41	0	8783.41
	<b>(b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government or Statutory Authority, if any; (Lease Rent)</b>	3031.28	151.15	0	151.15
	<b>(c) 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);</b>	1367.75	1367.75	0	1367.75



	(d) Interest (Other than Penal Interest and Penalties etc.) a) paid to Financial Institution , Scheduled Banks , NBFC on loan/ borrowing provided such loan/ borrowing has been utilized for purchase of land b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India – Marginal cost of Fund based lending Rate (SBI -MCLR) provided such loan has been utilized for purchase of land c) paid to the Competent Authority for acquisition of land	0	0	0	0
	<b>TOTAL OF LAND COST</b>	20698.17	10302.31	0	10302.31
<b>1A</b>	<b>- For Project Estimation Purpose i.e. a.1+ b+c+d</b>	20698.17	10302.31	0	10302.31
<b>1B</b>	<b>- For Withdrawal Purpose i.e. a.2+ b+c+d</b>	20698.17	10302.31	0	10302.31
<b>2</b>	<b>Project Clearance Fees</b>				
	(a) Fees paid to RERA	2.50	0	0	0
	(b) Fees paid to Local Authority	194.65	0	73.10	73.10
	(c) Consultant/Architect Fees (directly attributable to project)	1000.00	168.97	99.49	268.46
	(d) Any Other (specify)	0	0	0	0
	<b>TOTAL OF FEES PAID</b>	1197.15	168.97	172.59	341.56
<b>3A</b>	<b>Cost of Construction and Development</b>				
	(a) Cost of services (water, electricity to construction site), Site Overheads;	500.00	0	0	0
	(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);	500.00	0	0	0
	(c) Cost of materials actually Purchased;	89127.51	18.94	22.52	41.46
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	29709.17	28.25	80.20	108.45
	(e) Cost of Work Contract (Work with Material + Labour)	7000.00	27.00	12.04	39.04
	<b>Total of Construction and Development Cost (sum of (a) to (d) of 3A)</b>	126836.68	74.19	114.76	188.95



3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. RE G-2)	126836.68	0.00	0.00	0.00
3C	Total Construction and Development Cost (Lower of 3A and 3B.)	126836.68	0.00	0.00	0.00
3D	Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilized for construction of this project: a) paid to Financial Institution, Scheduled Banks, NBFC and b) paid on Unsecured Loan(s)- this interest amount Will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)"	6845.92  0	0  0	0  0	0  0
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	133682.60	0	0	0
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S NO. 1A +S No. 2 + S No. 3E)	155577.92	10471.28	172.59	10643.87
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	155577.92	10471.28	172.59	10643.87
5	Percentage completion of Construction & Development Work completed as per latest REG-2 i.e. (Amount in Row 4 of REG-2 / Amount in Row 3 of REG-2 x100	0%			
6	Percentage completion of the Project (Proportionate cost incurred on the project to the	6.84%			
	total estimated cost) ( Col.6 of S No. 4B / Col.3 of S No. 4B)				
7	Total amount received from allottees till date since Inception of the Project	0.00			
8	70% Amount to be deposited in Separate Account (70%*S No. 7)	0.00			
9	Loan sanctioned for the Project till date (secured and unsecured both)	0.00			
10	Loan disbursed for the project till date and (secured and unsecured both)	0.00			
	Interest on deposits (flexi facility) credited to the Separate account	0.00			



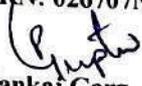
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)	0.00
13	Cumulative Amount that can be withdrawn from Separate a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B * S No. 6)	10643.87
14	70% of the principal amount refunded on account of cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier). (The CA will necessarily ensure that units stand cancelled and if the 70% of the principal amount is to be refunded, the details shall be given in Part B of this Certificate)	0.00
15	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realized till date but not deposited in the Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))	0.00
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)	0.00
17	Actual Balance available in Separate A/c as on date	0.00
18	Difference between the computed balance and actual balance in Separate A/c (S No.16 - S No. 17) Should be Nil	0.00
19	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (Minimum of S No. 17 and (S No. 13 + S No. 14 - 5 No. 15))	10643.87
20	Amount to be directly paid to the vendors/ billers/ contractors/ Allottees (incase of refund as per S No. 15 above) as per Part B of this certificate	0.00
21	Amount that can be finally transferred to the Transaction account (S No.19-S No.20)	10643.87



This certificate is being issued on specific request of M/s **Arihant Urban Space Private Limited** 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.

**Note:** Based on the information provided by the promoter, I/We certify that the land parcel for this project has not been mortgaged in any other project or for any other type of loans/ borrowings.

**For B P G & CO**  
**Chartered Accountants**  
**FRN: 026707N**

  
**Pankaj Garg**

**Prop.**  
**M.No. 520782**  
**UDIN: 26520782NICTRY3666**

**Date: 09.01.2026**

**Place: New Delhi**





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Chartered Accountants

RR-12, 1st Floor, Mianwali Nagar,  
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<b>Form-REG-3</b>						
<b>CHARTERED ACCOUNTANT'S CERTIFICATE</b>						
(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission Of Quarterly Progress Report)						
No. 01 Date:- 09-01-2026						
Information As on 31-12-2025						
<p><b>Subject:</b> Certificate of amount incurred on Project – Arihant Seasons and RERA Registration No. – under process] for Acquisition and Development of land or/and Construction Of Tower/ Block/ Building(s) Nine) situated on Khasra no./Plot No. GH-11, demarcated by its boundaries 28.165969, 28.165504, 28.170123, 28.165664, 28.170279, 28.165824 (latitude) 77.325496, 77.325641, 77.330026, 77.330185, 77.330557, 77.330729 (longitude) to the North, to the South, to the East to the West of Village / Sector 22D, Tehsil Jever, Competent Authority/Development Authority – Yamuna Expressway Industrial Development Authority (YEIDA), District Gautam Budh Nagar, PIN - 203209, admeasuring 41252.32 sq. meter area, being developed by M/s Arihant Urban Space Pvt. Ltd.and Promoter Id – UPRERAPRM435544], having Separate A/c No. 99992804202536 with HDFC Bank Ltd.</p>						
<b>PART- B</b>						
I/We also certify that: Out of the amount reported in Column 6 of S No. 4B above:						
(a) Rs. 10643.86 Lakh has been actually spent on the land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(i)(d) and is, therefore, admissible for withdrawal from the Separate Account.						
(b) Rs. 0 Lakh is the amount for which bills/ invoices from the biller/ vendor/ contractor have been received for the work already rendered by them for the land, construction and development work of this project and due for payment are, therefore, admissible for payment from the Separate Account directly to the biller/ vendor/ contractor in their bank account as per the list given below. Rs. 0 Lakh is the amount pertaining to the refund to be made to the Allottees.						
(c) where allotted units have been cancelled in compliance of U.P. RERA orders for refund to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement for Sale entered into with that allottee.						
(in Rs)						
S.NO.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards	Bank Name	IF S C	Bank Account No.
1	Nil					
2						
3						

Annexure 4: Chartered Accountant's Certificate (Form-REG-3) – Part B



This certificate is being issued on specific request of M/s Arihant Urban Space Pvt. Ltd. and Promoter Id - UPRERAPRM435544 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 B P G & CO**  
**Chartered Accountants**

FRN: 026707N

  
Pankaj Garg

Prop.

M.No. 520782

UDIN: 26520782NICTRY3666

Date: 09.01.2026

Place: New Delhi





**Form RA-8**

**Affidavit / Declaration on Credit Facilities Availed for the Project (Notarized)**

To,  
**The Secretary**  
Uttar Pradesh Real Estate Regulatory Authority  
LUCKNOW, Uttar Pradesh

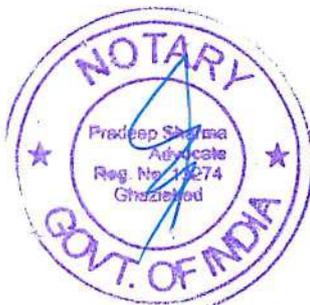
**Sub: Affidavit / Declaration on Credit Facilities Availed for the Project**

I, Kaushal Kumar Jain\_duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state that as on date given in the verification below the following credit facilities (secured) are in the process of finalization for project Arihant Seasons.

	Details	
a.	Name of Lender	To be decided later
b.	Address of Lender's Office / Branch	NA
c.	Date of Borrowing / First Disbursement	NA
d.	Amount Sanctioned ( <b>Projected based on current estimation</b> )	350 crores ( <b>Yet to be sanctioned</b> )
e.	Amount Disbursed	Nil
f.	Outstanding Amount as on date of affidavit.	Nil
g.	Details of Project Assets given as Mortgage / Security	Nil

**For ARIHANT URBAN SPACE PVT. LTD.**

  
Director



**ATTESTED**  
Pradeep Sharma  
Advocate  
Notary Ghazipur (U.P.)  
GOVT. OF INDIA

31 JAN 2026

2. I undertake that funds from the declared credit facility will be deposited in the separate account only.

3. I also confirm that the certificate given by the Chartered Accountant (including UDIN) Ms. BPG & Co FRN: 026707N through its proprietor CA Pankaj Garg, membership no. 520782 certifying all the borrowings on date, as required under para 10(ii) Of the Project Account Directions issued by U.P. RERA is enclosed with this affidavit.

4 I confirm that the certificate issued by the lending bank /institution namely, NA as required under para 10(ii) of the Project Account Directions issued by U.P. RERA is also enclosed with this affidavit.

**For ARIHANT URBAN SPACE PVT. LTD.**



**Director**

**Deponent**

1

**Verification**

The Contents of this Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at New Delhi on this \_\_\_\_\_ date of \_\_\_\_\_

**For ARIHANT URBAN SPACE PVT. LTD.**



**Director**

**Deponent**



**ATTESTED**  
Pradeep Sharma  
Advocate  
Notary Ghazabad (U.P.)  
GOVT. OF INDIA  
13 1 JAN 2026



# B P G & CO.

Chartered Accountants

RR-12, 1st Floor, Mianwali Nagar,  
Peeragarhi, New Delhi - 110087  
Tel. : 011-45017993  
(M) : 9250380199  
E-mail : cabpg.co@gmail.com

To

Uttar Pradesh Real Estate Regulatory Authority. Naveen  
Bhawan, Rajya Niyojan Sansthan.  
Kalakankar House, Old Hyderabad, Lucknow - 226007

Subject: - UP RERA Project – Arihant Seasons – District Gautam Buddha Nagar Registration  
Application Id No- Under Process.

Reference: - CA certificate dated 09-01-2026 UDIN No 26520782NICTRY3666 issued for RERA  
registration of ARIHANT SEASONS being developed by ARIHANT URBAN SPACE PRIVATE LIMITED.

With reference to the above-mentioned certificate, we hereby certify that the company has not  
currently availed any construction funding/loan, However an interest provision of ₹ 6845.92 lakhs has  
been included in the estimated project cost. Based on the projected loan amount of ₹ 350 crores, we  
submit the following points for your kind consideration:

1. **Interest Rate:**

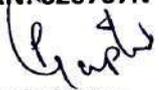
The interest cost has been calculated at a rate of 9% per annum over the loan tenure.

2. **Quarterly Payout:**

Interest has been computed on a quarterly payout basis.

We trust that the above clarifications will be found in order by your esteemed office.

For B P G & CO  
Chartered Accountants  
FRN: 026707N

  
Pankaj Garg  
Proprietor

M.No. 520782  
UDIN: 26520782PVAPQC3020  
Place: New Delhi  
Date: 09.01.2026

