



UDIN - 26424092BCFKJY9778

Form REG 3

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)

Certification No.- RERA/2025-2026/10

Date 10-01-2026

Information as on :01.01.2026

**Subject:** Certificate of amount incurred on project "Global City 2" (RERA Registration No. [A/F]) for Acquisition and Development of land of 226 Plots/Villas situated on Khasra no. 42, 54, 54/1, 54/2, 54/3, 55, 56, 57, 63 demarcated by its boundaries : 28.075404, 79.166628 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - Khunak, Tehsil- Badaun, Development Authority - Zila Panchayat, Distt Badaun, admeasuring 49414.00 sq. meter, being developed by KIPL Constructions Private Limited having Separate A/c No. - 0824102900000057. Bank Name : Punjab National Bank, Badaun, U.P. are as follows:-

PART-A

S.No.	Particulars	Rs. In lacs Total Estimated Cost	Rs. In lacs Amount incurred till last quarter	Rs. In lacs Amount incurred during the quarter	Rs. In lacs Amount incurred till now
1	2	3	4	5	6
<b>1</b>	<b>Land Cost</b>				
	(a) Acquisition cost of land and legal costs on land transaction:				
	<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.				
	ii - In case of acquisition through Joint Development Agreement with land owner, 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.	4.30			
	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.				
	<b>TOTAL OF LAND COST - For Project Estimation Purpose</b>	4.30			
	<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.				
	ii - In case of acquisition through Joint Development Agreement with land owner, the cost of land shall be the actual cost incurred by the landowner	4.30	4.30		4.30
	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.				
	<b>TOTAL OF LAND COST - For % completion and withdrawal purpose</b>	4.30	4.30		4.30
	(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;				
	(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);				
	(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 utilised 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 utilised for purchase of land				
	subject to the Competent Authority for sanction of loan				
	<b>TOTAL OF LAND COST</b>				
<b>1A</b>	<b>- For Project Estimation Purpose i.e. a.1+ b+c+d</b>	4.30			
<b>1B</b>	<b>- For Withdrawal Purpose i.e. a.2+ b+c+d</b>	4.30	4.30		4.30
<b>2</b>	<b>Project Clearance Fees</b>				
	(a) Fees paid to RERA				
	(b) Fees paid to Local Authority				
	(c) Consultant/Architect Fees (directly attributable to project)	27.09			
	(d) Any other (specify)				
	<b>TOTAL OF FEES PAID</b>	27.09			
<b>3A</b>	<b>Cost of Construction and Development</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);	7,128.61			
	(c) Cost of materials actually purchased;				
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);				
	<b>Total of Construction and Development Cost (sum of (a) to (d) of 3A)</b>	<b>7,128.61</b>			
	<b>Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)</b>				
<b>3B</b>	<b>Total Construction and Development Cost (Lower of 3A and 3B.)</b>				
<b>3C</b>	<b>Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilised for construction of this project:</b>				
	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)	40.00			
<b>3E</b>	<b>TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)</b>	<b>7,168.61</b>			
<b>4</b>	<b>TOTAL COST OF PROJECT</b>				
<b>4A</b>	<b>- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)</b>	<b>7,200.00</b>			
<b>4B</b>	<b>- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)</b>	<b>7,200.00</b>	<b>4.30</b>		<b>4.30</b>
<b>5</b>	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%	
<b>6</b>	Percentage completion of the Project (Proportionate cost incurred on the project to the total estimated cost)   Col.6 of S.No. 4B / Col.3 of S.No. 4B			0%	
<b>7</b>	Total amount received from allottees till date since Inception of the Project			0.00	
<b>8</b>	70% Amount to be deposited in Separate Account (70%*S No. 7)			0.00	
<b>9</b>	Loan sanctioned for the project till date (secured and unsecured both)			0.00	
<b>10</b>	Loan disbursed for the project till date (secured and unsecured both)			0.00	
<b>11</b>	Interest on deposits (flexi facility) credited to the Separate account			0.00	

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10-01-2026

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## PART-B

I/ We also certify that:

Out of the amount reported in Column 6 of S No. 4B above:

- (a) Rs. 4.30 Lacs 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. NIL 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 being due for payment as per the list given below.
- (c) Rs. NIL is the amount pertaining to the refund to be made to the Allottees 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 (detail of work)	Bank Name	IFSC	Bank Account No.
1						
2						
3						
4						
5						
<b>Total</b>						

This certificate is being issued on specific request of M/s KIPL Constructions 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:-

- In no circumstances, we shall be liable for any loss of damage, of whatsoever nature arising from the information / material required to our work being withheld or concealed from us or misrepresentation to us by the Company, directors, employees or agents or any other person.
- We undertake no responsibility to update this certificate for events or circumstances occurring after the date of this certificate.
- Our certificate is based on the information / documents to the extent furnished to us. We have relied on the information / documents furnished to us by the Company / official of the Company.

Date: 10.01.2026  
Place: BareillyFor Agarwal Sachin & Associates  
FRN. 021791CCA Sachin Agarwal  
(Proprietor)  
Membership No: 424092



I, Anupam Kapoor, duly authorised by the Promoter, **M/s. KIPL Constructions Private Limited**, having its registered office at 113, Civil Lines, Bareilly Uttar Pradesh - 243001, do hereby solemnly affirm, declare and state as under:

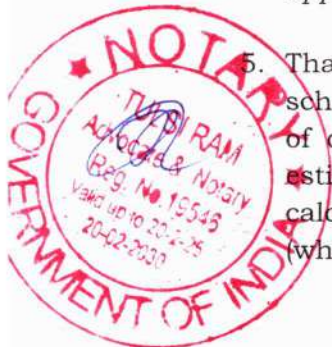
1. That as on the date of verification mentioned below, no credit facilities (secured or unsecured) have been availed or are under process of finalisation for the real estate project "**GLOBAL CITY 2**". Accordingly, the particulars of credit facilities are as under:

S. No	Particulars	Details
a.	Name of Lender	We have not availed any loan for the aforementioned project, hence Not Applicable
b.	Address of Lender's Office / Branch	
c.	Date of Borrowing	
d.	Amount Sanctioned	
e.	Amount Disbursed	
f.	Outstanding Amount as on date of affidavit	
g.	Details of Project Assets given as Mortgage / Security	

2. Promoter undertakes that funds from the declared credit facility will be deposited in the separate account only in compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016.
3. That the Promoter has enclosed herewith a certificate issued by Chartered Accountant Mr. Sachin Agarwal (Membership No. 424092) certifying the details of borrowings as on date, as required under Para 10(ii) of the Project Bank Account Directions issued by U.P. RERA.
4. That since no loan has been availed for the aforementioned project as on date, the certificate from the lending bank/financial institution, as prescribed under Para 10(ii) of the Project Bank Account Directions issued by U.P. RERA, is not applicable at present.

5. That the Promoter is planning to avail a secured project loan of **₹5 Crore** from a scheduled bank/financial institution for a period of **five (1) years** for the purpose of development of the project. Accordingly, an amount of **₹40 Lakhs** towards estimated interest cost has been included in the total estimated project cost, calculated at an assumed interest rate of **8% per annum for five (1) years**, which is less than current SBI MCLR) purely on an estimated basis.

*Anupam Kapoor*



6. We hereby declare that while getting the REG 3 certificates, Interest cost will be restricted to the **SBI MCLR** prevailing at the time of certification.

*Anupam Kapoor*  
Deponent

**VERIFICATION**

I, the above-named Deponent, do hereby verify that the contents of this Affidavit cum Declaration are true and correct to my knowledge and belief and nothing material has been concealed therefrom.

Verified by me at Bareilly on 31.01.2026.

*Anupam Kapoor*  
Deponent



Verify that Shri - *Anupam Kapoor*  
Identified by Shri - *F.R.* - who is  
Confirmed the contents of the affidavit in  
my presence at - *31/1/2026* - dated -  
and further understood contents  
*Tulsi Ram*  
Advocate & Notary, Bp.

# Agarwal Sachin & Associates

Chartered Accountants

35/A-B Hanuwan City, Veer Sawarkar Nagar

100 Pita Road, Bareilly, 243122

(M): 91+9411632676, 7906185318

Email.Id: casachinagarwal1507@gmail.com



## CA CERTIFICATE

(For Borrowings of Global City 2)

To,  
The Uttar Pradesh Real Estate Regulatory Authority  
Lucknow,  
Uttar Pradesh.

On the basis of the information, explanations, and representations provided to us by the management of **KIPL Constructions Private Limited**, having its registered office at 113, Civil Lines, Bareilly – 243001, we hereby certify that, **as on the date of this certificate**, the Company has **no secured borrowings** in respect of the project "**Global City 2**", situated at Gata Nos. 42, 54, 54/1, 54/2, 54/3, 55, 56, 57, 65 Village Khunak , Badaun, Distt. Badaun ,Uttar Pradesh, 243601.

Further, upon examination of the records available on the **MCA Portal**, no other borrowings have been reported or reflected in the **Company Master Data** as on the date of issuance of this certificate.

Furthermore, as per **Form REG-3**, the estimated interest cost of **₹40.00 Lakhs** represents interest on **future borrowings**, both secured and unsecured, based on management's estimates. The interest rate considered for such proposed borrowings has been restricted to the **SBI MCLR**, in accordance with the provisions of the **UPRERA Revised Bank Account Directions, 2023**.

This certificate is issued at the specific request of **KIPL Constructions Private Limited** for the purpose of registration of the project "**Global City 2**" under the provisions of the Real Estate (Regulation and Development) Act, 2016. The certification is based on the limited information and documents produced before us by the management and is true and correct to the best of our knowledge and belief.



**Date:** 04.02.2026

**Place:** Bareilly

**For Agarwal Sachin & Associates**

Chartered Accountants

**FRN:** 0217910



**CA Sachin Agarwal**

(Proprietor)

**Membership No.:** 424092

**UDIN:** 26424092VYGQGF1167