

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)

No. _____ Date: **26 May-2026**
Information as on **31st March-2026**

Subject: Certificate of amount incurred on **THE GRAND EMPORIO** and RERA Registration No. **UPRERAPRJ---** to be Applied for Acquisition and Development of land or/and Construction of Commercial Tower/Block/Building(s) situate on Khasra no. 1216, 1217 & 1218/139, Village Noor Nagar, Ghaziabad (U.P.) demarcated by its boundaries (latitude and longitude of the end-points) Corner-128°42'22.76"N Longituded-77°25'56.63" Corner-4 Latitude-28°42'23.93"N Longitude-77°25'55.06", to the North, to the South, to the East to the West of Village Noor Nagar, Raj Nagar, Raj Nagar Extension, Ghaziabad, UP, Tehsil Ghaziabad, Competent Authority/Development Authority Ghaziabad Development Authority (GDA), District Ghaziabad, PIN 201017, admeasuring 4082.56 sq. meter area, being developed by **SHRINATH JI PROMOTERS AND DEVELOPERS** and [UPRERAPRJ], having Rera Separate A/c No. 754605000864 Bank Name **ICICI Bank Ltd.**

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
1	Land Cost				
	(a) Acquisition cost of land and legal costs on land transaction:				
	(a.1) For Project Estimation Purpose				
	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.	1,552.00		1552	1552
	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.	-		-	-
	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.	-		-	-
	TOTAL OF LAND COST - For Project Estimation Purpose	1,552.00		1,552.00	1,552.00
	(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account				
	i - In case of acquisition through Purchase, the actual purchase price will be considered.	1,552.00		1,552.00	1,552.00
	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	-		-	-
	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.				
	TOTAL OF LAND COST - For % completion and withdrawal purpose	1,552.00		1,552.00	1,552.00
	(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;	900.00		700.00	700.00
	(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);	110.00		110.00	110.00

Regd office: S-143, Gali No.19, Param Puri, Uttam Nagar, New Delhi-110059

Contact: +91-9999579055

E.mail: shivani.svjain@gmail.com, ca.sjain2012@gmail.com



	(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 c) paid to the Competent Authority for acquisition of land				
	TOTAL OF LAND COST	2,562.00	-	2,362.00	2,362.00
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	2,562.00	-	2,362.00	2,362.00
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	2,562.00	-	2,362.00	2,362.00
2	Project Clearance Fees				
	(a) Fees paid to RERA	1.00	-	-	-
	(b) Fees paid to Local Authority	60.00	-	-	-
	(c) Consultant/Architect Fees (directly attributable to project)	135.00	-	-	-
	(d) Any other (specify)	40.00	-	-	-
	TOTAL OF FEES PAID	236.00	-	-	-
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site), Site Overheads;	265.00	-	-	-
	(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);	100.00	-	-	-
	(c) Cost of materials actually purchased;	5,875.00	-	-	-
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	2,350.00	-	-	-
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	8,590.00	-	-	-
	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	8,590.00	-	-	-
3B	Total Construction and Development Cost (Lower of 3A and 3B.)		-	-	-
3D	Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilised 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)"	700.00	-	-	-
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	9,290.00	-	-	-
4	TOTAL COST OF PROJECT	11,852.00			
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	12,088.00			
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	12,088.00	-	2,362.00	2,362.00
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				0.20
6	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)				
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 (secured and unsecured both)			0.00	
11	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)	2362.00
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 realised 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 - S No. 15))	0.00
20	Amount to be directly paid to the vendors/ billers/ contractors/ Allottees (in case 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)	0.00

This certificate is being issued on specific request of M/s SHRINATH JI PROMOTERS AND DEVELOPERS 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 Shivani Jain and Associates

Chartered Accountants

FRN- 026468N



Shivani Jain

M. No. 527034

UDIN: 26527034AWGTOF7364

PART-B

I/ We also certify that:

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

- (a) Rs. 2362 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 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.
- (c) Rs. Nil Lacs 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.

S No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards	Bank Name	IFSC	Bank Account No.
1						
2						
3						
4						
5						
Total		-				

This certificate is being issued on specific request of M/s SHRINATH JI PROMOTERS AND DEVELOPERS 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 Shivani Jain and Associates
Chartered Accountants
FRN- 026468N

Shivani Jain
M. No. 527034
UDIN: 26527034AWGTOF7364



1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Company of India. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SHRINATH JI PROMOTERS AND DEVELOPERS
R-13/72, RAJNAGAR, GHAZIABAD-201002, U.P.
PAN No. – AFEFS1775D

From-RA 8

Affidavit for Declaration on Credit Facility Availed for the Project

To,

The Secretary,
Uttar Pradesh Real Estate Regulatory Authority Naveen Bhavan,
Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow, Uttar Pradesh-226007

Sub: Affidavit for Declaration on No Credit Facility Availed for the Project (**The Grand Emporio**),
Promoter Name: M/S. **Shrinathji Promoters & Developers**,

1. I Rakesh Kumar Aggarwal authorised Promoter of the Proposed project, do hereby solemnly declared, undertake and state that as on date given in the verification below the following credit facilities (secured/unsecured) have been availed/are in the process of finalization for project **The Grand Emporio** by M/S. **Shrinathji Promoters & Developers**.

S.No	Details	
a.	Name of Lender	No loan availed by the promoter (Shrinathji Promoters & Developers)
b.	Address of Lender's Office/Branch	No loan availed by the promoter (Shrinathji Promoters & Developers)
c.	Date of Borrowing/First Disbursement	No loan availed by the promoter (Shrinathji Promoters & Developers)
d.	Amount Sanctioned	No loan availed by the promoter (Shrinathji Promoters & Developers)
e.	Amount Disbursed	No loan availed by the promoter (Shrinathji Promoters & Developers)
f.	Outstanding Amount as on date of Affidavit	No loan availed by the promoter (Shrinathji Promoters & Developers)



For Shrinath Ji Promoters And Developers

[Signature]
Partner

g.	Details of Project Assets given as Mortgage/Security	No loan availed by the promoter & (Shrinathji Promoters Developers)
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2. I undertake that funds from the declared credit facility will be deposited in the separate account of this project only.

3. I undertake that Rs N/A lacs against the total credit facility has been availed from a banking institution at the prevailing rate at the bank.

And/Or

4. I undertake that Rs N/A lacs against the total credit facility has been availed from a an NBFC / as an unsecured loan at the interest rate of % per annum; however, the claim of interest amount from the separate account of the project will be limited to SBI MCLR.

5. I also confirm that the certificate given by the Chartered Accountant (including UDIN) Sri Sumit Shoundik (Sumit Shoundik & Co.-FRN-030211N) Membership no. 520965 certifying all the borrowings on date, as required under para 10 of the Project Account Directions issued by U.P. RERA is enclosed Sri/Smt./Ms. with this affidavit.

6. I confirm that the certificate issued by the lending bank institution namely N/A, as required under the Project Account Directions issued by U.P. RERA is also enclosed with this affidavit.

7. A future loan of Rs 3500 lacs is proposed to be availed for the project from (name of the N/A bank and/or NBFC and/or Unsecured source). For the proposed loan of Rs. 3500 lacs to be borrowed from NBFC / Unsecured source (out of the total loan amount of Rs. 3500 lacs), interest amount in the estimated cost of the project has been restricted to SBI MCLR which on the date is 7.85 % per annum.

8. I/ We understand that as per provision laid down in Section 11(4)(h) of RERA Act, after the execution of an agreement for sale for any apartment, plot or building, as the case may be, I/we cannot mortgage or create a charge on such apartment, plot or building, as the case may be, and if any such mortgage or charge is made or created then

Notwithstanding anything contained in any other law for the time being in force, it shall not affect the right and interest of the allottee who has taken or agreed to take such apartment, plot or building as the case may be.

For Shrinath Ji Promoters And Developers

[Signature]

Partner
Deponent

Verification

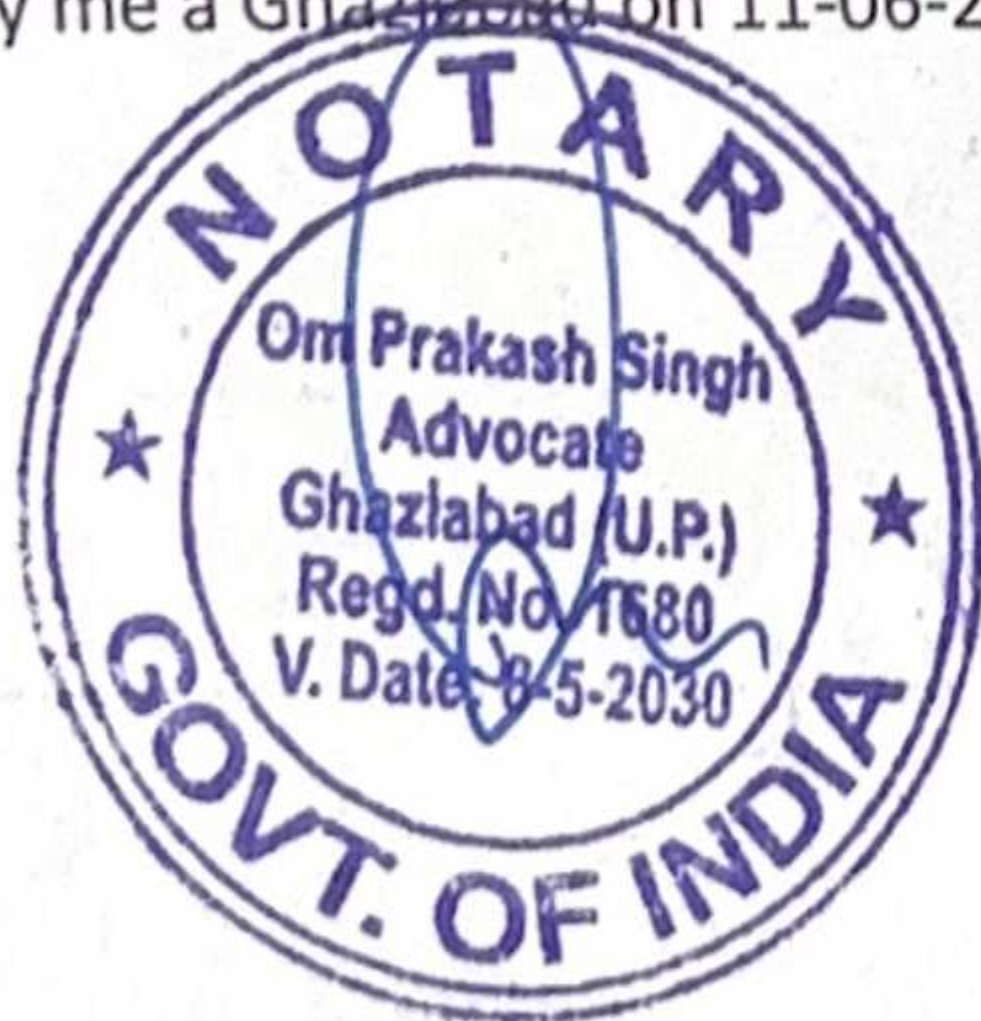
That contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me a Ghaziabad on 11-06-2026.

For Shrinath Ji Promoters And Developers

[Signature]

Partner
Deponent



ATTESTED

OM PRAKASH SINGH
Notary, Ghaziabad

11 JUN 2026



CERTIFICATE OF NO DUES / NO LOAN FROM BANK

Based on the books of accounts, Income Tax Returns, bank statements, and other relevant records of **M/s Shrinath Ji Promoters and Developers** (PAN: **AFDFS1775D**), having GSTIN: **09AFDFS1775D1ZW**, and having its registered office at **R-13/72, Tyagi's, Hare Krishan Marg, Near Makoons Pre School, Raj Nagar, Ghaziabad, Uttar Pradesh – 201002**, produced before us for our verification, we hereby confirm that

As per the records and information made available to us, the firm has **not availed any secured loan or unsecured loan from any bank or financial institution** during the relevant period 01-01-2025 to 10-06-2026 under consideration.

The above certificate is provided at the specific request of the firm M/S. **Shrinathji promoters & Developers** and is not intended for general public circulation without our prior approval.

This certificate is issued upon the specific request of the client

Thanking you

Yours Sincerely
For Sumit Shoundik & Co
Chartered Accountants
FRN; 030211N

Sumit Shoundik

Sumit Shoundik
Partner
M.No- 520965
UDIN : 26520965SSGPOE2819



Place ; Delhi
Date : 10.06.2026



To

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

Subject: UP RERA Project – **The Grand Emporio**, District-Ghaziabad
Registration Application ID-No-1967342

Reference : CA certificate dated 10.06.2026 UDIN No.
26520965SSGPOE2819 issued for RERA registration of M/S. **Shrinathji
promoters & Developers.**

This is reference to the above-mentioned letter, this to certify that the company has not currently availed any construction funding or loans, but an interest provision of 7 Cr. has been included in the estimated project cost, based on the projected maximum loan amount of 35 Cr., we submit the following points for your kind consideration:

1. Deferred Payment Structure

The Expected payment plan to be offered to buyers includes a significant portion of the receivables being scheduled at the time of application for Occupancy Certificate (OC), Since inflow from sales is back-ended and construction cost outflow of the project is expected to be incurred during or before application of OC. This will create timing gap with respect to project flow requirement. This timing gap of cash flow estimated shall be filled through external interest accruing borrowings.

2. Reasonableness of the Estimated Interest Cost of Rs 7 Cr..

Estimated total construction and development cost of the project is Rs 92.90 Cr. Any shortfall in meeting estimated construction cost and estimated interest will be funded from borrowings and collection from sales.



SUMIT SHOUNDIK & CO.

CHARTERED ACCOUNTANTS

Interest cost is calculated based on same quarterly financial targeted expenditure as submitted to RERA at interest rate of SBI MCLR + processing fee and it is expected to be Rs 7 Cr. on loan of Rs 35 Cr. in light of consideration mentioned above.

Hope your good office find the above in order.

Yours Sincerely
For Sumit Shoundik & Co
Chartered Accountants
FRN; 030211N

Sumit Shoundik



Sumit Shoundik
Partner
M.No- 520965
UDIN : 26520965SSGPOE2819

Place ; Delhi
Date : 10.06.2026