

YOGESH SINGHAL & CO.

CHARTERED ACCOUNTANTS

Shop No. 1, Bharat Residency (Near DPS)
Ahinsa Khand-2, Indrapuram, Ghaziabad (UP)
Mobile: 8826237739, Ph.: 0120-4134327
E-mail ID: yogeshsinghalca@gmail.com

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)

Information as on : 31/10/2025

Certification work Assigned vide letter No. SRSD/2025/002

Dated :- 30/09/2025

Subject: Certificate of amount incurred on **Forest Walk PHASE -2** and applied for RERA Registration No. **(Applied for)** for Acquisition and Development of land and/or Construction of residential Villas at Khasra No. 1848, 1853, 1854, 1859, 1861, 1862, 1863, 1864, 1865, 1866, 1868, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1887 demarcated by its boundaries (latitude and longitude of the end-points) to the North, 28 41 17.87" N 77 31 37.72" E, 28 41 22.57" N 77 31 36.71" E to the South, 28 41 21.84" N 77 31 43.42" E to the East and 28 41 23.81" N 77 31 44.87" E at NH-24,VILLAGE, DASNA, GHAZIABAD ,NEAR DASNA TOLL-EASTERN PERIPHERAL EXPRESSWAY DIST.GHAZIABAD (U.P) Competent Authority/ Development Authority is Ghaziabad Development Authority, Ghaziabad , PIN 201015, admeasuring 39421.50 sq. meter area, being developed by M/s **SRSD BUILDCON VENTURE LLP** and Promotor ID **UPRERAPRM370526** having Separate A/C No. **777705263670**, with **ICICI Bank Ltd**, Bamhetta, Ghaziabad, Uttar Pradesh.

S.No.	Particulars	Rs.in lacs	Rs.in lacs	Rs. In lacs	Rs.in lacs
		Total Estimated Cost	Amount incurred till last quarter	Amount incurred during the quarter	Amount incurred till now
1	2	3	4		
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.	4,062.08	-		
	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	4,062.08	-		
	(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.	4,062.08	4,062.08		4,062.08
	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	4,062.08	4,062.08		4,062.08
	(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 c) paid to the Competent Authority for acquisition of land	1,046.63	-	-	-
	TOTAL OF LAND COST	1,046.63	-	-	-
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	5,108.71	-	-	-
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	5,108.71	4,062.08	-	4,062.08
2	Project Clearance Fees				
	(a) Fees paid to RERA	2.50	-	-	-
	(b) Fees paid to Local Authority	2,000.00	-	1,735.19	1,735.19
	(c)Consultant/Architect Fees (directly attributable to project)	250.00	-	-	-
	(d)Any other (specify) (Labour Cess, CTE, Fees, IGBC Green Building registration charges)	50.00	-	-	-
	TOTAL OF FEES PAID	2,302.50	-	1,735.19	1,735.19
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site), Site Overheads;	500.00	-	-	-
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance Costs, consumables etc., (so long as these costs directly incurred in the construction of the concerned project);	5.00	-	-	-
	(c)cost of materials actually purchased;	11,246.58	-	-	-
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	250.00	-	-	-
3A	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	12,001.58	-	-	-
3B	Cost of construction and development incurred (the amount as reported in Row 4 of the Latest Engineer certificate i.e. REG -2)	12,001.58	-	-	-
3C	Total Construction and development Cost (Lower of 3A and 3B)	12,001.58	-	-	-
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)"	271.89	-	-	-
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + 3D)	12,273.47	-	-	-
4	TOTAL COST OF PROJECT				
4A	For Project Estimation purpose (S. No. 1A + 2 + 3E)	19,684.68	-	-	-
4B	For % completion of the project and withdrawal purpose (S. No. 1B + 2 + 3E)	19,684.68	4,062.08	1,735.19	5,797.27
5	Percentage completion of Construction and development work completed as per latest REG-2/ Amount in Row 3 of REG-2X100		0%		
6	Percentage completion of project (Proportionate cost incurred on the project to the total estimated cost) (Col. 6 of S. No. 4B/ Col. 3 of S. No. 4B)		29%		
7	Total amount received from allottees till date since inception of the project		0		
8	70% Amount to be deposited in Separate Account (70% * S. No. 7)		0		
9	Loan sanctioned for the project till date (secured and unsecured both)		0		
10	Loan disbursed for the project till date (secured and unsecured both)		0		
11	Interest on deposits (flexi facility) credited to the Separate Account		0		
12	Total amount to be credited in the Separate Account till date (S. No. 8 + 10 + 11)		0		
13	Cumulative Amount that can be withdrawn from Separate account, i.e., (Total Estimated cost* Proportionate Cost incurred on the project) (Column 3 of S. no. 4B * S. No. 6)				5,797.27
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		

15	Amount actually withdraw 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 and the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))	0
16	Computed Balance in Separate Account as on date (S. No. 12 - S. No. 15)	0
17	Actual balance available in Separate Account as on date	0
18	Difference between the computed balance and actual balance in Separate Account (S. No. 16- S. No. 17) should be NIL	0
19	Eligibility for withdrawal (i.e., the amount that can be withdrawn) from the Separate Account (minimum of S. no. 17 and (S. no. 13 + S. no. 14-5 no. 15)	5,797.27
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.	
21	Amount that can be finally transferred to the Transction account (S. No. 19 - S.No. 20)	5,797.27
This Certificate is being issued on specific request of M/s SRSD BUILDCON VENTURE LLP 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, As per GDA Norms, 20% of Saleable plotted Area are required to be mortgaged with Development Authority which will be released once the Internal development works get Completed. Apart that the land parcel for this project has not been mortgaged in any other project or for any other type of loans/borrowings.		

For **YOGESH SINGHAL & CO.**

Chartered Accountants
FRN : 014275C

(FCA Yogesh Kumar)
Proprietor
Prop. M.No.088954
UDIN: 25088954SPZLXU8196
Place: Ghaziabad
Date: 20.12.2025
Mobile: 8826237739, Ph.: 0120-4134327
E-mail ID: yogeshsinghalca@gmail.com

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Dated :- 30/09/2025

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Part B

I/We also certify that:

Out of the amount reported in Column 6 of S No. 4B a b o v e :

- a) Rs. 5797.27 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)(l)(d) and is, therefore, admissible for withdrawal from the Separate Account.
- b) Rs. _____Lacs 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. _____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						

This Certificate is being issued on specific request of M/s SRSD BUILDCON VENTURE LLP 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 **YOGESH SINGHAL & CO.**

Chartered Accountants

FRN : 014275C



(FCA Yogesh Kumar)

Proprietor

Prop. M.No.088954

UDIN: 25088954SPZXU8196

Place: Ghaziabad

Date: 20.12.2025

Mobile: 8826237739, Ph.: 0120-4134327

E-mail ID: yogeshsinghalca@gmail.com



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Chartered Accountants

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Khand-2, Near DPS School,
Indirapuram, Ghaziabad- 201014 (U.P)

M: 8826237739, Ph : 0120- 4134327
Email: yogeshsinghalca@gmail.com

To,
The Technical Advisor,
UP RERA Real estate Regulatory Authority
Rajya Niyojan Sansthan, Naveen Bhavan
Kala Kankar Rd, Old Hyderabad
Lucknow, Uttar Pradesh 226007

Subject: Confirmation regarding proposed loan and interest for RERA Registration

Dear Sir/Madam,

This is to certify that M/s **SRSD BUILDCON VENTURE LLP**, is developing a real estate project titled "**Forest Walk PHASE -2**" situated at Khasra No. 1848, 1853, 1854, 1859, 1861, 1862, 1863, 1864, 1865, 1866, 1868, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1887 at NH-24, Village, Dasna, Ghaziabad, Near Dasna Toll-Eastern Peripheral Expressway Dist. Ghaziabad (U.P).

Based on the information and representations provided by the management, we confirm that the promoter has taken unsecured Loan of Rs. 2259.16 Lakh (computed proportionality) from **Maruti Trading Company** and **Hindustan Developers & Builders** to purchase of land falling under this phase on which they shall pay total Interest of Rs. 1046.63 on this loan as computed @8% annually till the date of completion major part of Project ie. 31.08.2029.

Further, the promoter has further raised unsecured Loan of Rs. 1500.00 Lakh from **SRSD Infrabuild LLP** for paying fees to Ghaziabad Development Authority in the month of September 2025 on which total interest of Rs. 271.89 Lakh computed @8% p.a shall be paid by the promotor till 31.12.2027

Advisor, The Uttar Pradesh Real Estate Regulatory Authority (UP-RERA), for the purpose of RERA registration of said project. The above figures are based on the budgeted financial plan of the project as provided by the promoter and our certification is limited to confirming the information submitted by the promoter.

For **YOGESH SINGHAL & CO.**
Chartered Accountants
FRN: 014275C

(FCA Yogesh Kumar)
Prop. M.No.088954
UDIN: 25088954FJGBAF8141
Date: 20.12.2025
Place: Ghaziabad

Form-RA-8

Affidavit for Declaration on Credit Facilities Availed for the Project

To,
The Secretary
Uttar Pradesh Real Estate Regulatory Authority
Lucknow

Sub: Affidavit / Declaration on Unsecured Loan Availed for the Project

I, Anurag Agarwal designated partner of SRSD Buildcon Venture LLP, Promoter of the proposed project, do hereby solemnly declare, undertake and state that as on date given in the verification below the following unsecured Loan have been availed for purchasing of Land in the project and in the process of finalization for project **Forest Walk Phase-2**.

Sl No	Name of Lender	Maruti Trading Company	Hindustan Developers and Builders	SRSD Infrabuild LLP
b.	Address of Lender	A-15, Sector-136 Noida U.P- 201301	Plot No.169 , Loha Mandi Ghaziabad U.P- 201009	A-15, Sector- 136 Noida U.P- 201301
c.	Date of Borrowing	17-11-2023	18-11-2023	25-Sept-2025
d.	Amount Sanctioned	17,83,78,074/-	4,75,38,293	15,00,00,000/-
e.	Amount Availed	17,83,78,074/-	4,75,38,293	15,00,00,000/-
d.	Outstanding amount as on affidavit	20,86,77,911/-	5,56,02,871	15,31,89,041/-
e.	Details of Project Assets given as Mortgage	N.A (unsecured Loan)	N.A (unsecured Loan)	N.A (unsecured Loan)



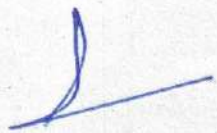
12 7 JAN 2026

2. I undertake that funds had been deposited in current account and has been utilized towards purchase of Land in the Project and paid fees to the Ghaziabad Development Authority before registration of project.

3. I also confirm that the certificate given by the Chartered Accountant (including UDIN: 25088954FJGBAF8141) M/s YOGESH SINGHAL & CO membership no. 088954 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...**Not Applicable**..... as required under para 10(ii) of the project Account Directions issued by U.P RERA is also enclosed with this affidavit.

5. I confirm that this is the unsecured Loan availed from entities which are not banking/ other financial institution.



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 Ghaziabad on this 27-01-2026 date of


Deponent

ATTES
Jai Aggarwal
Advocate
Reg. No-51509
Notary Public Ghaziabad

12 7 JAN 2026