

Mohd Faheem And Company
CHARTERED ACCOUNTANTS

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Annexure 3: Chartered Accountant's Certificate (Form-REG-3)

Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.- _____

Date: 09.12.2025

Information as on 09.12.2025

Subject: Certificate of amount incurred on Project Vidhi Estate Extension 2nd for Construction of Project on Khasra No. 747 and 748 demarcated by its boundaries 26.879250 and 80.901920 (latitude and longitude of the end-points) of Village Rahamat Nagar Tehsil Mohanlalganj Competent Authority Zila Panchayat Lucknow, District Lucknow, PIN 226501, admeasuring 6290.00 sq. meters area, being developed by Shashikala Infratech Private Limited having RERA Registration No. applied for, Designated A/C No. Shashikala Infratech Private Limited Separate A/C Vidhi Estate Extension 2 - 595905000002 (Separate Account), Bank Name ICICI Bank Ltd.

PART-A					
		Rs.in lacs	Rs. In lacs	Rs. In lacs	Rs. In lacs
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	Land Cost				
	(a) Acquisition cost of land and legal costs on land transaction:	0	0	0	0
	(a.I) 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.	275.00	0	0	275.00

	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
	TOTAL OF LAND COST - For Project Estimation Purpose	275.00	0	0	275.00
	(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account	0	0	0	0
	i - In case of acquisition through Purchase, the actual purchase price will be considered.	0	0	0	0
	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
	TOTAL OF LAND COST - For % completion and withdrawal purpose	0	00	0	0
	(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;	0	0	0	0
	(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);	0	0	0	0

	(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
	TOTAL OF LAND COST	0	0	0	0
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	275.00	0	0	275.00
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	0	0	0	0
2	Project Clearance Fees				
	(a) Fees paid to RERA	0.37	0	0	0.37
	(b) Fees paid to Local Authority	2.65	0	0	2.65
	(c) Consultant/Architect Fees (directly attributable to project)	1.00	0	0	1.00
	(d) Any other (specify)	0	0	0	0
	TOTAL OF FEES PAID	4.02	0	0	4.02
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site). Site Overheads;	250.00	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);	0	0	0	0
	(c) Cost of materials actually purchased.	0	0	0	0

	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	0	0	0	0
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	250.00	0	0	0
3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	250.00	0	0	0
3C	Total Construction and Development Cost (Lower of 3A am/3B.)	250.00	0	0	0
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 (SBJ -MCLR)”	0.00	0	0	0
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	250.00	0	0	0
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	529.02	0	0	279.02
4B	-For% completion of the project and withdrawal purpose (S No. 1B+ Sr. No. 2+SNo. 3E)	529.02	0	0	279.02
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) x 100	0.00%			
6	Percentage completion of the Project (Proportionate cost incurred on the project to the	0.00%			
	total estimated cost) (Col.6 of S No. 4B / Col.3 of S No. 4B)	0.00			
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 ale, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B * S No. 6)	279.02
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) s cancellation of fun.it(s))	0.00
16	Computed Balance m Separate Ale as on date: (S No. 12 - S No. 15)	0.00
17	Actual Balance available in Separate Ale 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))	279.02
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 Shashikala Infratech Private Limited (Name of the Promoter) 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.

Date: 09.12.2025
Place: Lucknow

**For Mohd Faheem And Company,
Chartered Accountants**



(Mohd Faheem)
FCA
Proprietor
M. No-419404
UDIN 26419404MZYGIV5856

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

Form-REG-3

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PART-B

PART-B

I/We also certify that:

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

- Rs. 279.02 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)(l)(d) and is, therefore, admissible for withdrawal from the Separate Account.
- Rs. 0.00 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 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.
- Rs. 0.00 Lakh 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)

Sr. No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards	Bank Name	IFSC	Bank Account No.
1	Shashikala Infratech Private Limited	0.00	0.00	ICICI Bank	ICIC0005959	595905000002
2	-	-	-	-	-	-
3	-	-	-	-	-	-

4	-	-	-	-	-	-
5	-	-	-	-	-	-
	Total	-	-	-	-	-

This certificate is being issued at the specific request of Shashikala Infratech 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.

Date: 09.12.2025

Place: Lucknow

**For Mohd Faheem And Company,
Chartered Accountants**



(Mohd Faheem)

FCA

Proprietor

M. No-419404

UDIN 26419404MSTOBO4015