

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)					
Ref no. No.		Date:- 6-12-2025			
Information as on 30-11-2025					
<p>Subject: Certificate of amount incurred on Gangapuram Township situated on khasra no. 282 -287, 304 -306, 333-346 of village Rahankalan and khasra no. 484, 486, 501, 511-531, 601-615, 639, 641-646 of village Raipur demarcated by its boundaries (latitude and longitude of the points) 27°12'40.787", 78°8'1.787" to the North 27°12'33.167", 78°8'21.059 to South, 27°12'9.719", 78°8'12.676 East, 27°12'31.167", 78°7'52.039 to West situated at Village Rahankalan and Raipur, Tehsil Etmadpur, Agra Development Authority, District Agra, PIN 282002 admeasuring 493166 sq.mts. area being developed by Agra Development Authority and (UPRERAPRM12839), Having Seperate A/C No:07081100000722, Bank Name Punjab & Sindh Bank.</p>					
PART -A					
S.No.	Particulars	Rs.in lacs	Rs. In lacs	Rs. In lacs	Rs. In lacs
1	2	3	4	5	6
1	Land Cost	5995.67	0	0	5995.67
	(a) Acquisition cost of land and legal costs on land transaction:	0	0	0	0
	(a.1)For Project Estimation Purpose	0	0	0	0
	i - In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date application of registration in U.P. RERA, whichever is higher	0	0	0	0
	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	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 protect in U.P. RERA	0	0	0	0
	TOTAL OF LAND COST - For Project Estimation Purpose	0	0	0	0
	(a.2)For Purpose of % Completion of the project and Withdrawal	5995.67	0.00	0.00	5995.67



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HEAD OFFICE: F-10, 1ST FLOOR, KAILASH TOWER, SANJAY PLACE, AGRA-282002

SECOND OFFICE: 12, 1ST FLOOR, RAMAN TOWER, SANJAY PLACE, AGRA – 282002

BRANCH OFFICES:

MATHURA: 28, KALAKUNJ COLONY, BHUTESHWAR ROAD, MATHURA- 281 001 (U.P)

BHOPAL: HIG SR B-131, AYODHAYA NAGAR, PHASE-V, PART-I, BHOPAL- 462041 (M.P.)

NOIDA: P-602, ANTRIKSH GOLF VIEW-1, SECTOR-78, NOIDA- 201301 (U.P.)

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from Separate Account					
i - In case acquisition through Purchase, the actual purchase price will be considered.		0	0	0	0
ii-In case of acquisition through Joint Development Agreement with land owner, the cost of land shall be the actual cost incurred by the land owner.		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	0	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 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		20.70	0	0	20.70
TOTAL OF LAND COST					
IA -For Project Estimation Purpose i.e. a. 1+ b+c+d		6016.37	0	0	6016.37
IB -For Withdrawal Purpose i.e. a.2+b+c+d		6016.37	0	0	6016.37

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2	Project Clearance Fees				
	(a) Fees paid to RERA	24.71	0	0	0
	(b) Fees paid to Local Authority	0	0	0	0
	(c) Consultant/Architect Fees (directly attributable to project)		0	0	
	(d) Any other(Fee paid to the Firm hired for Acquisition)	0	0	0	0
	(e) Fee paid to the advocate for legal and professional services	0	0	0	0
	TOTAL OF FEES PAID	24.71	0	0	0
3A	Cost of construction and development	14150			
	(a)Cost of services (water, electrical to construction site). Site Overheads,	-	-	-	-
	(b)Depreciation cost of machinery and equipment purchased. Or hired and maintenance costs, (so long as these costs are directly incurred in the construction of concerned project).	-	-	-	-
	(c) Cost of material actually purchased	-	-	-	-
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project):	-	-	-	-
	Total of construction and development cost (sum of (a) to (d) of 3A)	14150	-	-	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)	-	-	-	-
3C	Total construction and development cost (Lower of 3A and 3B.)	14150	-	-	0
3D	Interest on loan/ borrowing (Other than penal interest and penalties etc.) Provided such loan/ borrowing has been utilised for the construction of this project:	-	-	-	0
	a) Paid to financial institution. Scheduled Banks. NBFC and	-	-	-	0
	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)	-	-	-	0
3E	Total construction and development cost (S.No. 3C+ S. No. 3D)	14150			0
4	TOTAL COST OF PROJECT				

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4A	For Project Estimation Purpose (S.No. 1A+S.No.2 +S.No. 3E)	20191.08	0	0	6016.37
4B	- For % completion of the project and withdrawal purpose (S No. 1B+S No. 2 +S.No. 3E)	20191.08	0	0	6016.37
5	Percentage completion of Construction and 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 total estimated cost) (Col 6 of S No. 4B/ Col.3 of S No. 4B)		29.80%		
7	Total amount received from the 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)		5573.24		
10	Loan disbursed for the project till date (secured and unsecured Both)		1203.82		
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 + S No.10 + S. No. 11)		1203.82		
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)		6016.37		
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 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		0		



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	towards amount refunded to the allottee(s) towards cancellation of unit(s))	
16	Computed Balance in Separate A/c as on date (S. No. 12 - S No. 15)	1203.82
17	Actual Balance available in Separate A/c as on date	0
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil	1203.82
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))	6016.37
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 thi certificate	0
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S.No. 20)	6016.37

This certificate is being issued on specific request of M/s Agra Development Authority, Promoter Id - UPRERAPRM12839 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. We cerify that the parcel for this project has not been mortgaged in any other project or for any other type of loans/ borrowings

Note: Amount of loan amount sanctioned, disbursed and interest charged on loan account has been calculated based on proportionate area of the Gangapuram Township (Refer Annexure-1, Annexure-2 and Annexure-3 for calculation).

Date: 06-12-2025

Place: Agra

For AGARWAL & AGRAWAL
Chartered Accountants



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CA KAPIL AGARWAL
FCA, M.COM
Partner
M. No. 412316

UDIN: 25412316BMIKBM8666

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