

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

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.- UPRERAPRJ94123/02/2025

Date: 15 Oct 2025

Information as on: 30 Sep 2025

Subject: Certificate of amount incurred on "Elite Oasis" at Gomti Greens township for Acquisition and Development of land or/and Construction of Group Housing project Tower/Block/Building(s) situated on Plot No GH-4, demarcated by its boundaries 26.815123, 81.005905 to the North, 26.813737, 81.006319 to the South, 26.814430, 81.006862 to the East, 26.814363, 81.005328 to the West of Village Ardonamau & Saraswan, Tehsil: Sarojini Nagar, Competent Authority/Development Authority: Lucknow Development Authority, District: Lucknow, PIN: 226002, admeasuring 11827 sq. meter area, being developed by M/s Emaar India Limited UPRERAPRM6473 having Separate A/c No 924020063453433 Bank Name Axis Bank.

PART-A

S.No.	Particulars	Rs.in lacs			
		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:				
	(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. (Refer Note 1)	3,604.19			
	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.	-			
	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	3,604.19	-	-	-
	(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.	1,100.00	533.36	-	533.36
	ii- In case of acquisition through joint development agreement with landowner, 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	1,100.00	533.36	-	533.36
	(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 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				
	TOTAL OF LAND COST	1,100.00	533.36	-	533.36
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	3,604.19	-	-	
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	1,100.00	533.36	-	533.36
2	Project Clearance Fees				
	(a) Fees paid to RERA	-	-	-	-
	(b) Fees paid to Local Authority	-	-	-	-
	(c) Consultant/ Architect Fees (directly attributable to project)	-	-	-	-
	(d) Any other (Government fees - External development charges, scrutiny, site inspection, labour cess license fees and others) (Refer Note 3)	400.00	162.29	51.60	213.89
	TOTAL OF FEES PAID	400.00	162.29	51.60	213.89
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site), Site Overheads;	2,340.00	143.12	18.53	161.65
	(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);	-	-	-	-
	(c) Cost of materials actually purchased;	30,500.00	832.94	231.62	1,064.56
	(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)	32,840.00	976.06	250.15	1,226.21

3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	32,840.42	9.23	156.56	165.79
3C	Total Construction and Development Cost (Lower of 3A and 3B.) (Refer Note 2)	32,840.00	9.23	156.56	165.79
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 (SB/ -MCLR)	-	-	-	-
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	32,840.00	9.23	156.56	165.79
4	TOTAL COST OF PROJECT				
4A	-For Project Estimation Purpose (S No. 1A+ S No. 2 + S No. 3E) (Refer Note 2)	36,844.19			
4B	-For % completion of the project and withdrawal purpose (S No.1B + S No.2 + S No. 3E)	34,340.00	704.89	208.16	913.05
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	0.51%			
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)	2.66%			
7	Total amount received from allottees till date since Inception of the Project	4066.04			
8	70% Amount to be deposited in Separate Account (70%*S No. 7)	2846.23			
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 + S No. 10 + S No. 11)	2846.23			
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)	913.05			
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)	56.00			
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) towards cancellation of unit(s).	0			
15a	Net investment/(redemption) in/(of) fixed deposits (Refer Note 4)	2570			
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15 - S No. 15a) (Refer Note 5)	276.23			
17	Actual Balance available in Separate A/c as on date	276.23			
18	Difference between the computed balance and actual balance in Separate A/c (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 A/c (Minimum of S No. 17 and (S No. 13 + S No. 14 - S No. 15))	276.23			
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			
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)	276.23			
This certificate is being issued on specific request of Emaar India Limited, UPRERAPRM6473 for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief. The above inforamtion has been verified from the books of accounts, budgets and any other details as required. The same has not been audited by us.					
Note: Based on the information provided by the promoter, 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.					
Notes: 1. Calculation for Circle rate taken at Rs.30,500 per sq meter. 2. For the purpose of reporting under 3C/3E - Total Construction and Development Cost for the estimated amount has also been considered here. 3. Estimate cost has been kept same as submitted at the time of registration. 4. Fixed Deposit created out of funds in 70% RERA Account (which has not been treated as amount actually withdrawn). 5. Current account balance excluding fixed deposits balance.					
Rajeev Sabharwal Partner Membership No.: 084833 Place: New Delhi For Rajeev & Ajay Chartered Accountants Firm Reg. No.: 009977N UDIN:25084833BMLNBX6961 Email: rajeevajay_ca@yahoo.co.in Mobile No.: 9871025684					

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

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. - UPRERAPRJ944123/02/2025

Date: 14 Oct 2025

Information as on 30 Sep 2025

Subject: Certificate of amount incurred on "Elite Oasis, GH-4" at Gomti Greens township (For Registration Purpose) for Acquisition and Development of land or/and Construction of Group Housing project Tower/Block/Building(s) situated on Plot No GH-4, demarcated by its boundaries 26.815123, 81.005905 to the North, 26.813737, 81.006319 to the South, 26.814430, 81.006862 to the East, 26.814363, 81.005328 to the West of Village Ardonamau & Saraswan, Tehsil: Sarojini Nagar, Competent Authority/Development Authority: Lucknow Development Authority, District: Lucknow, PIN: 226002, admeasuring 11827 sq. meter area, being developed by M/s Emaar India Limited UPRERAPRM6473 having Separate A/c No 924020063453433 Bank Name Axis Bank.

PART-B

We also certify that:

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

(a) **Rs. 747.26 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. *(Note - The same is based on the books of accounts and POC sheet shared by the management, the same has not been audited by us.)*

(b) **Rs. Nil** is the amount for 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. *(Note - The same is based on the books of accounts and POC sheet shared by the management, the same has not been audited by us.)*

(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. *(Refunds already made as confirmed by the management)*

(in Rs)

SNo.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards	Bank Name	IFSC	Bank Account No.
1	-	-	-	-	-	-
2	-	-	-	-	-	-

This certificate is being issued on specific request of Emaar India Limited UPRERAPRM6473 for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief. The above information has been verified from the books of accounts, budgets and any other details as required. The same has not been audited by us.

Rajeev Sabharwal

Partner

Membership No.: 084833

Place: New Delhi

For Rajeev & Ajay

Chartered Accountants

Firm Reg. No.: 009977N

UDIN:25084833BMLNBX6961

Email:rajeevrajay_ca@yahoo.co.in

Mobile No.: 9871025684