



Form-REG-3

Certificate for the purpose of Withdrawal of Money from Separate Account Registration of the Project

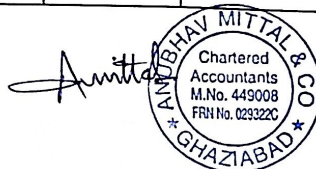
Certification work assigned vide letter No. CA/2025-26/01, Dated: 01/06/2025

Information as on 31st December 2025

Subject: Certificate of Amount Incurred on ANANTTAM GREENS for Development of 63 Nos. of Plots, on Plot No./Survey No. :GH-(1), Block- K, Anand Vihar Yojna, Delhi Road, Hapur – Uttar Pradesh Demarcated by its boundaries (latitude and longitude of the end points) 28°43'31.2"N 77°44'52.6"E to the North 28°43'23.8"N 77°44'54.6"E to the South 28°43'27.3"N 77°44'53.9"E to the East 28°43'26.5"N 77°44'50.4"E to the West, of Anand Vihar Yojna, Tehsil Hapur, District Hapur, Development authority Hapur Pilkhuwa Development Authority (HPDA) District Hapur, Pin 245101 admeasuring 20168.85 sq. mts. area being developed by " M/s Ananttam Enterprises" having RERA ID "UPRERAPRJ570530/11/2025", Separate Bank Account No. 740305000575, Bank Name - ICICI Bank Ltd., 732, Railway Station Road, Near Gurudwara, Pilakhuwa – 245304, Uttar Pradesh, India.

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.	6,239.34			
	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	6,239.34			
	(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.	6,239.34	3,821.03	35.00	3,856.03
	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	6,239.34	3,821.03	35.00	3,856.03



(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				
TOTAL OF LAND COST				
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	6,889.34		
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	6,889.34	4,243.49	35.00
2	Project Clearance Fees			
	(a) Fees paid to RERA			
	(b) Fees paid to Local Authority	50.00	8.62	-
	(c) Consultant/Architect Fees (directly attributable to project)			
	(d) Any other (specify)	50.00	8.62	-
TOTAL OF FEES PAID				
3A	Cost of Construction and Development			
	(a) Cost of services (water, electricity to construction site), Site Overheads;			
	(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);	900.00	68.05	138.41
	(c) Cost of materials 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)	900.00	68.05	138.41
	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	900.00	59.16	129.12
3B	Total Construction and Development Cost (Lower of 3A and 3B.)	900.00	59.16	129.12
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)"			
	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	900.00	59.16	129.12
3E				
4	TOTAL COST OF PROJECT			
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	7,839.34		
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	7,839.34	4,311.27	164.12
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	20.92%		
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)	57.09%		
7	Total amount received from allottees till date since Inception of the Project			19.00
8	70% Amount to be deposited in Separate Account (70%*S No. 7)			13.30
9	Loan sanctioned for the project till date (secured and unsecured both)			-
10	Loan disbursed for the project till date (secured and unsecured both)			-
11	Interest on deposits (flexi facility) credited to the Separate account			-
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)			13.30
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)			4,475.39

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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)	-
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))	-
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)	13.30
17	Actual Balance available in Separate A/c as on date	13.30
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil	-
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))	13.30
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	11.25
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)	2.05

This certificate is being issued on specific request of M/s Anantam Enterprises 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 ANUBHAV MITTAL & CO
CHARTERED ACCOUNTANTS

Anubhav Mittal
Accountants
M.No. 449008
FRN No. 029322C

(Anubhav Mittal)

M.NO. 449008

FRN: 029322C

UDIN: 26449008JYEVUV3096

Place: Ghaziabad

Date: 08.01.2026



ANUBHAV MITTAL & CO
CHARTERED ACCOUNTANTS
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PART-B

I/ We also certify that:

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

- (a) Rs. 4,464.14 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)(1)(d) and is, therefore, admissible for withdrawal from the Separate Account.
- (b) Rs. 11.25 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. 0 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.

(in Rs. Lakhs)

S No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards (detail of work)	Bank Name	IFSC	Bank Account No.
1	Amar Ujala Publications Ltd.	0.88	Cost of Services	HDFC BANK LTD	HDFC0002649	00880330000373
2	City Advertising	1.26	Cost of Services	Central Bank Of India	CBIN0280258	3591725421
3	Classic Carpets	0.40	Materials	Union Bank Of India	UBIN0530611	306101010166416
4	Ishwar Furniture & Decorators	0.64	Materials	Kotak Mahindra Bank	KKBK0004612	588011025259
5	Jyoti Heavy Generators	0.42	Cost of Services	Punjab National Bank	PUNB0412700	4127002100044065
6	Lodestone Containers Pvt. Ltd.	0.90	Cost of Services	HDFC BANK LTD	HDFC0000092	50200004820363
7	Maruti Stells	0.19	Materials	Union Bank Of India	UBIN0562106	621005010000122
8	N.H Steels Private Limited	0.14	Materials	Kotak Mahindra Bank	KKBK0000677	5213387016
9	Pushpanjali Creatives Pvt Ltd	0.68	Materials	ICICI BANK LTD	ICIC0006286	628605017733
10	Rv Power (India)	2.60	Materials	HDFC BANK LTD	HDFC0000672	50200082902629
11	Star Enterprises	0.36	Cost of Services	Yes Bank	YESB0000266	026663300000103
12	Sustainable Solutions	2.45	Cost of Services	SHIVALIK SMALL FINANCE BANK	SMCB0001015	101512250051
13	Verma Sons	0.13	Cost of Services	HDFC BANK LTD	HDFC0002076	59209911403556
14	Vikas Tyagi	0.20	Cost of Services	Punjab National Bank	PUNB0396900	3969000100126311
	Total	11.25				

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FOR ANUBHAV MITTAL & CO
CHARTERED ACCOUNTANTS

Anubhav Mittal

(Anubhav Mittal)

M.NO. 449008

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UDIN: 26449008CSRSIV3950

Place: Ghaziabad
Date: 08.01.2026