

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. GAL/2026-27/001
Date:- 02nd April 2026
Information as on 31st March 2026

Subject: Certificate of amount incurred on The Rivulet Phase-1 for Construction of 06 Tower(s) situated on GH-04B, Sector-12, GNW demarcated by its boundaries (Latitude 28.55.96.14 and Longitude 77.48.37.64 of the end-points) to the North, to the South, to the East to the West of Village Saini, Tehsil Gautam Budh Nagar Competent Authority/Greater Noida Industrial Development Authority, District Greater Noida, PIN 201318 admeasuring 17155 sq. meter area, being developed by Grand Realtech Ltd having RERA Registration No. UPRERAPRJ145736, Designated A/C No. 033 00 500 8553 Bank Name ICICI Bank Ltd.

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.	2,377.00			
	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	2,377.00			
	(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.	2,377.00	2,377.00	-	2,377.00
	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	2,377.00	2,377.00	-	2,377.00
	(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	2,377.00			
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	2,377.00	2,377.00	-	2,377.00
2	Project Clearance Fees				
	(a) Fees paid to RERA	1.55	1.55	-	1.55
	(b) Fees paid to Local Authority	-	-	-	-
	(c) Consultant/Architect Fees (directly attributable to project)	240.00	236.45	-	236.45
	(d) Any other (specify)	-	-	-	-
	TOTAL OF FEES PAID	241.55	238.00	-	238.00
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	15,296.66	11,683.09	859.94	12,543.03
	(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;	13,758.18	6,500.00	934.30	7,434.30
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	275.80	242.51	114.05	356.56
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	29,330.64	18,425.60	1,908.29	20,333.89

3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)		18,425.60	1,908.29	20,333.89
3C	Total Construction and Development Cost (Lower of 3A and 3B.)		18,425.60	1,908.29	20,333.89
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)"	2,000.00	1,740.00	454.58	2,194.58
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	31,330.64	20,165.60	2,362.87	22,528.47
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	33,949.19			
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	33,949.19	22,780.60	2,362.87	25,143.47
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	69%			
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)	74.06%			
7	Total amount received from allottees till date since Inception of the Project	53059.66			
8	70% Amount to be deposited in Separate Account (70%*S No. 7)	37141.76			
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	562.32			
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)	37704.08			
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)	25143.47			
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)	384.47			
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))	24793.47			
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)	12910.61			
17	Actual Balance available in Separate A/c as on date	12910.61			
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil	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))	734.47			
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)	734.47			
This certificate is being issued on specific request of M/s Grand Realtech Ltd. (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.					
 Signature of Chartered Accountant with seal (C.A. Shweta Jain) (Membership Number 547257) Unique Document Identification Number (UDIN): 26524757KWZTSJ1226					



Shweta Jain

Form-REG-3

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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. 2377.00 Laacs** 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. 20054.00 Laacs** 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. 549.24 Laacs** 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)

S No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards (detail of work)	Bank Name	IFSC	Bank Account No.
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						

This certificate is being issued on specific request of M/s [Grand Realtech Ltd for UPRERAPRJ145736] 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.




Signature of Chartered Accountant with seal

(C.A. Shweta Jain) (Membership Number 547257)

Unique Document Identification Number (UDIN): 26524757KWZTSJ1226

Annexure		
Customers against whom Units were allotted/ cancelled, and amount refunded by the company		
S.No.	Particulars	Amount
01	L-1902 Bharat Sharma	3,00,000.00
02	M-0801 Hely Gupta	26,17,020.00
03	M-0903 Gajendra Senapati	35,60,210.00
04	RP-37	41,000.00
05	U-0905	51,000.00
06	U-1404 Bishan Swarup Sharma	4,35,712.00
07	U-2303 Bimal Kumar Sinha	5,28,390.00
08	xxx K-0306 Abhishek aggarwal	50,000.00
09	XXX K-0702 Sadhna Sharma	22,97,000.00
10	Xxx K-0902 Debiprasanna	51,000.00
11	XXX K-1103 Anjali Kumari	1,79,000.00
12	xxx K-1206 Aditi Mishra	1,00,000.00
13	Xxx K-1206 Alok Kumar Gupta	51,001.00
14	Xxx K-1402	21,000.00
15	Xxx K-1501 Rajni	51,000.00
16	Xxx K-1702	4,00,000.00
17	Xxx K-2102 Tabassum	6,00,000.00
18	Xxx L-0204 Jyoti Prasad Jain	51,000.00
19	xxx L-0206Mukul Malik	1,00,000.00
20	Xxx L-0305 Amrapali	1,00,000.00
21	Xxx L-0405 Mridul Sharma	51,000.00
22	Xxx L-0506 Swati Srivastava	50,000.00
23	Xxx L-0602 Arti Singh	22,72,052.00
24	Xxx L-0605 Moolak Raj Saroj	11,55,525.00
25	Xxx L-0901 Neha Agnihotri Cancellation	52,59,394.00
26	Xxx L-0901 Sirisha Chinthagumpala	5,00,100.00
27	xxx L-0905 Ankit Aggarwal	21,000.00
28	Xxx L-1001 Pallavi Jain	2,00,000.00
29	Xxx L-1002 Shweta Negi	50,000.00
30	Xxx L-1101 Navya Arora	2,00,000.00
31	Xxx L-12A03 Madhu Joshi	51,000.00
32	Xxx L-1402 Nilesh Sharma	51,215.00
33	Xxx L-1402 Pooja Agarwal.	11,000.00
34	Xxx L-1404 Angad	51,000.00
35	Xxx L-1404 Ankur Bansal	21,000.00
36	Xxx L-1404 Arnav Tyagi	51,000.00
37	Xxx L-1405 Vivek Tiwari	61,405.00
38	Xxx L-1406 Ajay Kumar Singh	50,000.00
39	Xxx L-1406 Diksha Rajput/Navneet Singh Sisodia	90,000.00
40	Xxx L-1803 Ashutosh Kashyap	51,803.00
41	xxx L-1902 Pratibha Sharma	29,12,000.00
42	Xxx L-2002 Shekhar Gangwar	50,000.00
43	Xxx L-2006 Neha Agnihotri	21,000.00
44	Xxx L-2103 Abhilasha Arya	50,000.00
45	Xxx L-2204 Bimal Kishore	1,00,000.00
46	Xxx L-2303 Abhishek Upadhyay	1,00,000.00
47	Xxx L-2303 Shubham	21,000.00

48	Xxx M-0201 Pallavi Jaiswal	21,001.00
49	Xxx M-0201 Vishu Goel	50,001.00
50	Xxx M-0301 Sunil Kumar Goyal	51,000.00
51	Xxx M-0701 Sanjay Kumar	1,00,000.00
52	Xxx M-0801 Vidhyanchal Kumar	6,00,000.00
53	xxx M-1003 Mukul Pahwa	5,00,000.00
54	Xxx M-1003 Nikhil Sharma	70,000.00
55	Xxx M-1501	50,000.00
56	Xxx M-1501 Gurjeet Kaur	1,00,000.00
57	Xxx M-1704 Shikher Arya	51,000.00
58	xxx M-2001 Ali Sadiq	51,000.00
59	Xxx M-2104 Ghanshyam Das Bhatia	99,999.00
60	Xxx M-2204 Bhavya Jain	2,00,000.00
61	XXX M-2204 Vivek Rana	21,000.00
62	Xxx RP-25 Jitender Kumar Kasana	81,000.00
63	Xxx RP-25 Mrinalini Mishra	80,000.00
64	Xxx RP-28 Nitin Kasana	1,71,000.00
65	Xxx S-0101 Gaurav Kumar	99,000.00
66	Xxx S-0202 Anil Yadav	51,000.00
67	xxx S-0302 Mahendra Pal Singh Khati	50,500.00
68	Xxx S-0703 Vinay	25,000.00
69	Xxx S-0802 Ashish Kumar	1,00,000.00
70	Xxx S-12A03 Pankaj Kumar	58,025.00
71	Xxx S-1302	51,000.00
72	Xxx S-1502	1,00,000.00
73	Xxx S-1606 Himanshi Kohli	8,96,966.00
74	XXX S-1704 Gaurav Kumar Singh	5,01,704.00
75	Xxx S-1806 Vineet Kumar Saxena	11,43,687.00
76	Xxx S-2205 Neelu	50,000.00
77	Xxx S-2301 Kunal Ashutosh	7,90,000.00
78	Xxx Sarthak Negi	22,000.00
79	Xxx T-0105 Anita Sharma	1,00,000.00
80	Xxx T-0301 Arunesh Kumar	21,301.00
81	Xxx T-0301 Shashank Bansal	50,000.00
82	xxx T-0505 Micky Khuranaa	7,65,460.00
83	Xxx T-0601	51,000.00
84	Xxx T-0905	21,001.00
85	Xxx T-1006 Hitesh Aggarwal	21,000.00
86	XXX T-1106	51,004.00
87	Xxx T-1202 Manas Srivastava	50,000.00
88	Xxx T-1502 Mayank Kumar Dubey	1,50,000.00
89	Xxx T-2002 Sukanta Kumar Dass	50,000.00
90	Xxx T-2103	21,400.00
91	Xxx T-2402 Brajesh Kumar	99,000.00
92	xxx U-0103 Akash Tiwari	51,000.00
93	Xxx U-0105 Sachin Kaushik	50,000.00
94	Xxx U-0303 Manoj Solanki	15,000.00
95	Xxx U-0401 Ugan Kumar	50,000.00
96	Xxx U-0405 Ashok Goel	1,00,000.00
97	Xxx U-0405 Khushboo Gupta	8,64,937.00

98	Xxx U-0502	1,00,000.00
99	Xxx U-0604 Astha	50,000.00
100	xxx U-0703 Rahul Gupta	51,000.00
101	xxx U-0704 Rinku Sharma Cancellation	5,00,000.00
102	xxx U-0806 Anurag Kumar Cancellation	29,71,170.00
103	Xxx U-0902 Aniket Sharma	1,01,000.00
104	Xxx U-0902 Gyanesh Kumar	25,000.00
105	Xxx U-1003 Jitendra Shukla	11,000.00
106	Xxx U-1004 Rahul Vijay Soni	51,004.00
107	Xxx U-1004 Sarita Kumar Rai	50,000.00
108	Xxx U-1004 Siddharth Kr Srivastava	1,00,000.00
109	Xxx U-1102 Saubhagya	51,000.00
110	Xxx U-1104 Gaurav Sidhwani	51,000.00
111	Xxx U-1105 Sudhir Pal	25,000.00
112	xxx U-1105 Surender Pal Singh	34,61,398.00
113	Xxx U-12A01	50,000.00
114	Xxx U-12A01 Shailja Kumari	4,00,000.00
115	Xxx U-1304 Harshita Agarwal	21,101.00
116	xxx U-1404 Kalpana	54,500.00
117	Xxx U-1406 Dhawal Gupta	50,000.00
118	Xxx U-1503 Manoj Sharma	2,50,000.00
119	Xxx U-1503 Nishant Gupta	51,000.00
120	Xxx U-1504 Nisha Jain	1,01,000.00
121	Xxx U-1504 Sudhendu Kumar	1,00,001.00
122	Xxx U-1603	1,00,000.00
123	Xxx U-1702	51,000.00
124	Xxx U-1703 Sakshi Saini	51,000.00
125	XXX U-1706 Saurabh Kumar	11,65,317.00
126	Xxx U-2001 Abhishek Singh	51,000.00
127	Xxx U-2101 Rohit Sharma	51,000.00
128	Xxx U-2103 Vinti Jain	51,000.00
129	Xxx U-2104 Anand Kurbahadur	51,000.00
130	Xxx U-2206 Karan Ajith Kumar	11,51,000.00
131	Xxx U-2301 Veena Barar	1,00,000.00
132	Xxx U-2303 Aditya Sharma	50,000.00
133	Xxx U-2303 Rishab Bajpai	51,500.00
134	Xxx U-2305	51,001.00
135	Xxx U-2404 Sarita Singh	21,000.00
136	xxxL-0802 Nimish Gupta	50,000.00
137	XXXL-2303 Arjun Bhardwaj Cancellation	66,67,703.00
138	XxxM-0304 Kuldeep Yadav	1,00,000.00
139	xxxS-0401	95,000.00
140	XxxS-1101	50,000.00
141	xxxS-1301	51,000.00
142	XxxT-0104 Sushant Bhattacharya	50,000.00
143	XxxT-0204 Devesh Kumar Kashyap	8,92,237.00
144	xxxT-0301 Shalini Yadav	3,50,000.00
145	XxxT-0805	1,00,000.00
146	XxxT-1304 Anmol	1,00,000.00
147	XxxT-2001 Shailendra Kumar Sinha	6,50,000.00

148	XxxU-0504	50,000.00
149	XxxU-1004 Mahendra Singh	21,023.00
150	XxxU-2202 Yatinder Kumar Popli	1,00,000.00
151	Xxxx U-1505 Manish Dua	21,101.00
	Total	5,49,24,869.00