

261, opposite 7th Heaven - Dharamshala Mohalla, Sadar Bazar, Jhansi, UP-284001

Ph. 72754-80772, Email – Prakhars95@gmail.com

Form-REG-3

No. 04/2025-26

Informations as on 31/03/2026

Date:- 20/06/2026

Subject: Certificate of amount incurred on Ganesh Enclave phase 04 (A Unit of M/s. Green garden Homes LLP) for Construction of Block/Building(s) situated on Khasra no./Plot

No.227,229,231,232,235M,237M,238,239, demarcated by its boundaries 25.482647, 78.600981 to the north

, 25.482029, 78.600900 to the south 25.482340, 78.6700707 to the east 25.482318, 78.601231 to the west

of village MARI, Tehsil JHANSI, JHANSI DEVELOPMENT AUTHORITY, Distict JHANSI PIN 284128 admeasuring

29890 sq. meter area, being developed by M/s GREN GARDENS HOMES LLP having RERA Registration No

UPRERAPRJ420425 Designated A/C No. 531100210001237 of Punjab National Bank

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				
	(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	305.47	305.47	-	305.47
	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	305.47	305.47	-	305.47
	(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.	305.47	305.47	-	305.47
	ii- In case of acquisition through joint development agreement with landowner, the cost of land shall be the actual cost incurred by the landowner	-	-	-	-

ii- 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		305.47	305.47	-	305.47
(b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government 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		-	-	-	-
A	For Project Estimation Purpose i.e A.1 +b+c+d	305.47	305.47	-	305.47
B	For Withdrawal Purpose i.e A.2 + b+c+d	305.47	305.47	-	305.47
2	Project Clearance Fees				
	(a) Fees paid to RERA	12.00	17.00	-	17.00
	(b) Fees paid to Local Authority	240.00	250.00	-	250.00
	(c) Consultant/Architect Fees (directly attributable to project)	30.59	25.00	-	25.00
	(d) Any other (specify)				-
	TOTAL FEES PAID	282.59	292.00	-	292.00
3A	Cost of Development And construction				
	(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);	-	-	-	-
	(c) Cost of material actually purchased;	3,947.00	3,841.62	240.40	4,082.02
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	-	-	-	-
	Total of Construction Cost (sum of (a) to (d) of 3A)	3,947.00	3,841.62	240.40	4,082.02



3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	3,947.00	3,841.70	253.00	4,094.70
3C	Total Construction and Development Cost (Lower of 3A and 3B.)	3,947.00	3,841.62	240.40	4,082.02
3D	Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilized for construction of a) paid this project: to Financial Institution, Scheduled Banks, NBFC b) paid and on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI-MCLR)"	-	-	-	-
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	3,947.00	3,841.62	240.40	4,082.02
4	TOTAL COST OF PROJECT				
4A	For Project Estimation Pourpose - Sno. 1A + Sno. 2+ Sno. 3E	4,535.06	4,439.09	240.40	4,679.49
4B	For % completion of the Project and withdrawal Pourpose (Sno 1B +Sno 2 +Sno 3E)	4,535.06	4,439.09	240.40	4,679.49
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	1.04			
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)	1.03			
7	Total amount received from allottees till date since Inception of the Project	5047.94			
8	70% Amount to be deposited in Separate Account (70% * S No. 7)	3533.56			
9	Loan sanctioned for the project till date (secured and unsecured both)	1392.59			
10	Loan disbursed for the project till date (secured and unsecured both)	1142.59			
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):	4676.15			
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. 4 B * S No. 6)	4679.49			



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 allottee(s) refunded to the towards cancellation of unit(s))	4632.55
16	Computed Balance in Separate A/c as on date: (S No. 12-S No. 15)	43.60
17	Actual Balance available in Separate A/c as on date	43.60
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))	43.60
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)	43.60

This certificate is being issued on specific request of M/s GREN GARDENS HOMES LLP for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of our/my knowledge and belief. The value of Unsecured loans sanctioned and diussbursed include the loans and amounts accepted from the promoters , they accidently put in the 70% account and now we are treating it in the same for withdrawal pourpose. The amount is Coming Negative as in quarter 4 of FY 2025-26 , the permission to withdraw was only 3.19 lakh , but actual withdrawal was 196.65 lakh.

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.

OR

Note: I/We report that the land parcel for this project has been mortgaged in other projects/for loans/borrowings for other purpose also.

Signature of Chartered Accountant with seal

CA Prakhar Singhal

M. No. 448342

Name of Firm - Prakhar Singhal & Co.

FRN -028921C

UDIN - 26448342EMXQDS6690

Email:prakharjhs95@gmail.com

Mobile No: 7275480772

