



Pankaj Sachdeva & Co.

Add: FLAT NO-GH-3/52, PASHIM VIHAR, West Delhi, 110063

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. _____

Date:- 13/01/2026

Information as on 31/12/2025

Subject: Certificate of amount incurred on Experion Elements Ph-I for Construction of No. of Building(s)-1 (T-1)Block and Other (CF) of the Phase-I situated on Plot. No. GH-02, Sector-45, Noida Demarcated by its boundaries(latitude and longitude of the end points) 28°33'6.80"N 77°20'43.85"E to the North 28°33'2.94"N 77°20'47.63"E to the South 28°33'5.58"N 77°20'48.43"E to the East 28°33'4.67"N 77°20'42.78"E to the West of village- Gautam Buddha Nagar, Tehsil-Gautam Buddha Nagar Competent/ Development authority NOIDA District Gautam Buddha Nagar PIN 201301 admeasuring 10328.815 sq.mts. area being developed by M/s Experion Developers Pvt. Ltd. having RERA Registration No.: UPRERAPRJ120027/04/2024 Designated A/C No.: 8858210000011273 Bank Name: DBS Bank Private Limited

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.	10,730.19	10,730.19	-	10,730.19
	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	10,730.19	10,730.19	-	10,730.19
	(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.	10,730.19	10,730.19	-	10,730.19
	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	10,730.19	10,730.19	-	10,730.19
	(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);	630.40	756.48	-	756.48
	(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	11,360.59	11,486.67	-	11,486.67
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	11,360.59	11,486.67	-	11,486.67
2	Project Clearance Fees				
	(a) Fees paid to RERA	0.57	0.57	-	0.57
	(b) Fees paid to Local Authority	2,973.31	1,504.33	-	1,504.33
	(c) Consultant/Architect Fees (directly attributable to project)	584.52	281.33	9.72	291.04
	(d) Any other (specify)	-	-	-	-
	TOTAL OF FEES PAID	3,558.40	1,786.23	9.72	1,795.94
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);	-	-	-	-
	(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)	32,898.56	2,262.32	1,036.57	3,298.89
3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)		2,262.32	1,036.57	3,298.89
3C	Total Construction and Development Cost (Lower of 3A and 3B.)		2,262.32	1,036.57	3,298.89
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)"	-	-	-	-
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	32,898.56	2,262.32	1,036.57	3,298.89
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	47,817.55			
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	47,817.55	15,535.22	1,046.29	16,581.51
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	10.03%			
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)	34.68%			



7	Total amount received from allottees till date since Inception of the Project	24397.20
8	70% Amount to be deposited in Separate Account (70%*S No. 7)	17078.04
9	Loan sanctioned for the project till date (secured and unsecured both)	0.00
10	Loan disbursed for the project till date (secured and unsecured both)	0.00
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)	17078.04
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)	17382.66
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)	253.83
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))	16484.00
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)	594.04
17	Actual Balance available in Separate A/c as on date	1152.49
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil	-558.45
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))	1152.49
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	71.74
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)	1080.75

This certificate is being issued on specific request of M/s Experion Developers Pvt. Ltd. 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.



[Handwritten Signature]

CA PANKAJ SACHDEVA

M.NO.-519212

Name of Firm: PANKAJ SACHDEVA & CO.

Firm Registration Number (FRN): 039532N

UDIN: 26519212YAZGKI9480



Pankaj Sachdeva & Co.

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PART-B

I/ We also certify that:

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

- Rs. 16581.51 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)(I)(d) and is, therefore, admissible for withdrawal from the Separate Account.
- Rs. 71.73/- 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.
- Rs. 253.83/- 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)

S No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards (detail of work)	Bank Name	IFSC	Bank Account No.
1	DEHN INDIA PVT. LTD.	25,153	Labour Work	ICICI Bank Ltd.	ICIC0000358	165105500002
2	SHAPOORJI PALLONJI AND COMPANY PVT. LTD.	66,61,680	Labour Work	IDBI BANK LTD.	IBKL0000011	0011102000088549
3	Capex Construction and Engineering Pvt. Ltd.	66,289	Labour Work	AXIS BANK LTD.	UTIB0000361	923030069510389
4	Invention Techno Concept and Services	10,352	Labour Work	Kotak Mahindra Bank	KKBK0000677	8799124144
5	N B Construction	1,28,313	Labour Work	Punjab National Bank	PUNB0442300	4423002100014986
6	SWIFT SECURITAS PRIVATE LIMITED	1,10,707	Cost of Services	AXIS BANK LTD	UTIB0000588	922030014034914
7	DOCUMENT SOLUTIONS	10,447	Cost of Services	KOTAK MAHINDRA	KKBK0000193	8345228165
8	GNJ TRADERS	8,831	Cost of Services	HDFC BANK LTD.	HDFC0001003	50200002985478
9	PLEBEIAN AND COMPLIANCES MANAGEMENT PRIVATE LIMITED	1,42,384	Cost of Services	BANK OF INDIA	BKID0006045	602220110000490
10	Shridhar Management Services	1,305	Cost of Services	Union Bank of India	UBIN0567558	675501010050081
11	YADAV TRADERS-I	8,052	Cost of Services	PUNJAB NATIONAL	PUNB0522510	5225102100000206
Total		71,73,513				

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