



Form REG— 3

**(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED
ACCOUNT OF PROJECT)**

Certification work Assigned vide letter No.- Adonis Arqis/UPRERA/2026-31/01 dated :- 01/05/26

Subject: Certificate of amount incurred on Arqis Mall [Applied for Registration] for Acquisition and Development of land and/or Construction of 1 nos. Tower/Block/Building(s) situated on Plot No.C3-E2, Sector 129, Jaypee Wish Town, Noida, demarcated by its boundaries (latitude and longitude of the end-points) 28°30'29.58"N 77°23'15.13"E to the North, 28°30'25.87"N, 77°23'13.50"E to the South, 28°30'28.18"N 77°23'16.35"E to the East 28°30'27.38"N 77°23'11.88"E to the West of Village/Sector - Noida Sector-129, Tehsil - Dadri, Competent Authority/Development Authority - New Okhla Industrial Development Authority, District - Gautam Buddha Nagar, PIN - 201304, admeasuring 7486 sq. meter area, being developed by M/s Adonis Buildtech Private Limited [UPRERAPRM463052], having Separate A/c No. 99912912912922 Bank Name - HDFC Bank Limited.

PART-A					
S.No.	Particulars	Rs.in lacs Total Estimated Cost	Rs. In lacs Amount incurred till last quarter upto 31.03.2026	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.	21,484.82			
	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.	0.00			
	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.	0.00			
	TOTAL OF LAND COST - For Project Estimation Purpose	21,484.82			
	(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.	8,407.66	8,407.66	0.00	8,407.66
	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	0.00	0.00	0.00	0.00
	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	8,407.66	8,407.66	0.00	8,407.66
	(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;	0.00	0.00	0.00	0.00
	(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);	774.80	774.80	0.00	774.80





(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	0.00	0.00	0.00	0.00
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	22,259.62			
1B - For Withdrawal Purpose i.e. a.2+ b+c+d	9,182.46	9,182.46	0.00	9,182.46
2 Project Clearance Fees				
(a) Fees paid to RERA	2.00	0.00	0.00	0.00
(b) Fees paid to Local Authority	870.00	556.53	0.00	556.53
(c) Consultant/Architect Fees (directly attributable to project)	1173.00	328.00	0.00	328.00
(d) Any other (specify)	350.00	19.00	0.00	19.00
TOTAL OF FEES PAID	2,395.00	903.53	0.00	903.53
3A Cost of Construction and Development				
(a) Cost of services (water, electricity to construction site), Site Overheads;	0.00	0.00	0.00	0.00
(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);	0.00	0.00	0.00	0.00
(c) Cost of materials actually purchased;	41,326.00	0.00	0.00	0.00
(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);*	600.00	0.00	0.00	0.00
Total of Construction and Development Cost (sum of (a) to (d) of 3A)	41,926.00	0.00	0.00	0.00
3B Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	41,926.00	0.00	0.00	0.00
3C Total Construction and Development Cost (Lower of 3A and 3B.)		0.00	0.00	0.00
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	2,625.00	0.00	0.00	0.00
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)	44,551.00	0.00	0.00	0.00
4 TOTAL COST OF PROJECT				
4A - For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	69,205.62			
4B - For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	56,128.46	10,085.99	0.00	10,085.99
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			0%	
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)			18%	
7 Total amount received from allottees till date since Inception of the Project			0.00	
8 70% Amount to be deposited in Separate Account (70%*S No. 7)			0.00	
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)			0.00	
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)			10085.99	
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 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))	0.00
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)	0.00
17	Actual Balance available in Separate A/c as on date	0.00
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))	0.00
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)	0.00

This certificate is being issued on specific request of M/s Adonis Buildtech Private Limited 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:

1. 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.

For Vriti Gupta & Associates

Firm Reg No : 019221C

CA Vriti Gupta
(Prop.)

M No. 526568

UDIN: 26526568IYVCMC3366

Email: vritiguptaassociates@gmail.com

Mobile No. 0120-4537892



Dated: 11th July 2026

Place: Ghaziabad



(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

Certification work Assigned vide letter No.- Adonis Arqis/UPRERA/2026-31/01 dated :- 01/05/26

Information as on 31.03.2026

Subject: Certificate of amount incurred on Arqis Mall (Applied for Registration) [UPRERAPRM463052] for Acquisition and Development of land and/or Construction of 1 nos. Tower/Block/Building(s) situated on Khasra no./Plot No. C3-E2, Sector 129, Jaypee Wish Town, Noida, demarcated by its boundaries (latitude and longitude of the end-points) 28°30'29.58"N, 77°23'15.13"E to the North, 28°30'25.87"N, 77°23'13.50"E to the South, 28°30'28.18"N, 77°23'16.35"E to the East, 28°30'27.38"N, 77°23'11.88"E to the West of Village - Noida Sector-129, Tehsil - Dadri, Competent Authority/Development Authority - New Okhla Industrial Development Authority, District - Gautam Buddha Nagar, PIN - 201304, admeasuring - 7486 sq. meter area, being developed by M/s Adonis Buildtech Private Limited and [UPRERAPRM463052], having Separate A/c No. 99912912912922 Bank Name - HDFC Bank Limited

PART-B

I/ We also certify that:

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

- Rs. 10085.99 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.
- Rs. NIL 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. NIL 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	NA	NA	NA	NA	NA	NA
2	NA	NA	NA	NA	NA	NA
Total		-				

This certificate is being issued on specific request of M/s Adonis Buildtech Private Limited [UPRERAPRM463052] 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 Vriti Gupta & Associates

Firm Reg No : 019221C

CA Vriti Gupta
(Prop.)

M No. 526568

UDIN: 26526568IYVCMC3366

Email: vritiguptaassociates@gmail.com

Mobile No. 0120-4537892



Dated: 11th July 2026

Place: Ghaziabad

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that **M/s Adonis Buildtech Private Limited**, having Promoter Registration No. **UPRERAPRM463052**, is the promoter of the project "**Arqis Mall (Applied for Registration)**", situated at **Plot No. C3-E2, Sector 129, Jaypee Wish Town, Village – Noida, Tehsil – Dadri, District – Gautam Buddha Nagar, Uttar Pradesh – 201301**, under the jurisdiction of **New Okhla Industrial Development Authority (NOIDA)**.

Based on the information provided to us by the management, we hereby certify the following:

1. That the total **estimated interest amount of ₹2,625 Lakhs (Rupees Two Thousand Six Hundred Twenty-Five Lakhs only)** has been computed for a period of **3 (three) years** on a principal amount of **₹100 Crores** at an interest rate of **8.75% per annum**. (loan quantum has been determined by the management based on the project cost net of sources of funds arranged internally)
2. That the interest will be incurred under the following categories in accordance with the applicable provisions:
 - i. **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)"

The above details are based on the information and explanations made available to us by the management, the above figures have been considered as indicative estimates and may vary in line with actual transactions. Matters relating to end use of borrowings, drawdown of funds, and applicability of interest rates remain within the purview of the management.

This certificate is being issued at the request of the company for submission to concerned authorities, including **UPRERA**, for necessary compliance purposes.

For Vriti Gupta & Associates

Firm Reg No : 019221C

CA Vriti Gupta

(Prop.)

M No. 526568

UDIN: 26526568YALTFP7808

Place: Ghaziabad



Dated: 06th May 2026

Reg office: A 201 Ramprastha Colony Ghaziabad
Email : vritiguptaassociates@gmail.com Tel. : 0120-4537892



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP41851829529652Y

e-Stamp

Signature:

Name: Rahul Kumar Dubey

ACC Code: UP14050104

ACC Add: G.B. Nagar (U.P.)

LIC No.: 200, M.: 9999742878

Certificate No.

: IN-UP41851829529652Y

Certificate Issued Date

: 04-May-2026 01:06 PM

Account Reference

: NEWIMPACC (SV)/ up14050104/ GAUTAMBUDDH NAGAR 2/ UP-GBN

Unique Doc. Reference

: SUBIN-UPUP1405010478668243006089Y

Purchased by

: ADONIS BUILDTECH PRIVATE LIMITED

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: ADONIS BUILDTECH PRIVATE LIMITED

Second Party

: Not Applicable

Stamp Duty Paid By

: ADONIS BUILDTECH PRIVATE LIMITED

Stamp Duty Amount(Rs.)

: 100
(One Hundred only)



₹100

Please write or type below this line



This E-stamp is part of form RA-8.



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.echsestamp.com or using e-Stamping Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

ADONIS BUILDTECH PRIVATE LIMITED

701, DLF Tower A, Jasola, New Delhi, Sukhdev Vihar, South Delhi, Delhi India 110025
CIN: U45400DL2010PTC209508

Form - RA-8

Affidavit for Declaration on Credit Facilities Availed for the Project

To,
The Secretary,
Uttar Pradesh Real Estate Regulatory Authority,
Naveen Bhawan, Rajya Niyojan Sansthan,
Kalkankar House, Old Hyderabad,
Lucknow -226007, Uttar Pradesh

Sub: Affidavit / Declaration on Credit Facilities Availed for the Project – Arqis Mall [Applied for Registration] situated on Plot No. C3-E2, Sector 129, Jaypee Wish Town, Noida, District – Gautam Buddha Nagar, developed by M/s Adonis Buildtech Private Limited [UPRERAPRM463052].

1. I, Sunny Chug, duly authorized by the Promoter, M/s Adonis Buildtech Private Limited, of the proposed project, do hereby solemnly declare, undertake and state that as on date given in the Verification below, the following credit facilities (secured / unsecured) are in the process of finalization for the project Arqis Mall:

S.No.	Particulars / Details	Information
a.	Name of Lender	Yet to be Finalized
b.	Address of Lender's Office / Branch	Yet to be Finalized
c.	Date of Borrowing / First Disbursement	No Disbursement Made
d.	Amount Sanctioned	In Process of Finalization
e.	Amount Disbursed	NIL
f.	Outstanding Amount as on Date of Affidavit	NIL
g.	Details of Project Assets given as Mortgage / Security	Not Yet Finalized

2. I undertake that funds from the declared credit facility, once availed, shall be deposited in the designated separate RERA Project Account only.

3. I also confirm that the certificate given by the Chartered Accountant (including UDIN) Sri/ Smt./ Ms VRISHI GUPTA & ASSOCIATES, Chartered Accountants FRN: 019 221 C by Partner/ Proprietor Mrs VRISHI GUPTA, membership no. 526568; UDIN: 26526568 YAL TPF 7808, certifying all the borrowings on date, as required under para 10(ii) of the Project Account Directions issued by U.P. RERA is enclosed with this affidavit.



For Adonis Buildtech Pvt. Ltd.

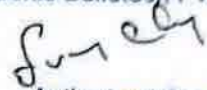
Sunny Chug
Authorised Signatory

ADONIS BUILDTECH PRIVATE LIMITED

701, DLF Tower A, Jasola, New Delhi, Sukhdev Vihar, South Delhi, Delhi India 110025
CIN: U45400DL2010PTC209508

4. I confirm that the certificate issued by the lending bank/ institution namely, as required under para 10(ii) of the Project Account Directions issued by U.P. RERA is also enclosed with this affidavit. -
Not Applicable, as the Lender is not Finalised till yet.

For Adonis Buildtech Pvt. Ltd.


Authorised Signatory
Deponent

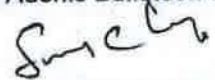
Verification

The contents of this Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at NOIDA, on this 06th day of May 2016.

Deponent

For Adonis Buildtech Pvt. Ltd.


Authorised Signatory



ATTESTED


Virendra Kr. Garg
Notary Advocate
Reg. No.-2874
G.B. Nagar