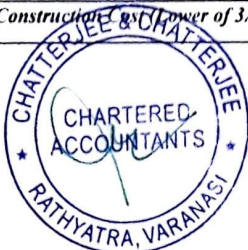




| Form (REG-03) S                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------|
| <b>CHARTERED ACCOUNTANT'S CERTIFICATE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                                        |
| Information as on 31st Dec' 2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                                        |
| Certification work Assigned vide letter No.-45/31.12.2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Dated :- December 31, 2020                             |                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                                        |
| <b>Subject:</b> Certificate of amount incurred on <b>UMA ATMOSPHERE</b> for Construction of Villa(s) situated on Khasra no./Plot No.193, demarcated by its boundaries (latitude and longitude of the end-points) 25.250780 to the North, 25.250780 to the South, 82.984344 to the East 82.984344 to the West of Village DAFI, Tehsil VARANASI Competent Authority/Development Authority VARANASI, District VARANASI, PIN 221008, admeasuring 2575.94 sq. meter area, being developed by <b>GREENLINE VINTRADE PVT. LTD.</b> having RERA Registration No. <b>UPRERAPRJ740555</b> , Designated A/C No. <b>38176579787</b> Bank Name <b>State Bank of India, SME-Varanasi Branch.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Rs.in lacs                                             | Rs. In lacs                                            |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Total Cost<br>Estimated                                | Amount incurred<br>(actual out-flow) till<br>now       |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 3                                                      | 4                                                      |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Land Cost</b><br>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;<br>(b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;<br>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;<br>(d) 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);<br>(e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to Competent Authority. | 367.50<br><br>0.00<br><br>0.00<br><br>0.00<br><br>0.00 | 367.50<br><br>0.00<br><br>0.00<br><br>0.00<br><br>0.00 |
| <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 367.5                                                  | 367.5                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                                        |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Total Cost<br>Estimated                                | Amount incurred<br>(actual out-flow) till<br>now       |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 3                                                      | 4                                                      |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Project Clearance Fees</b><br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other (specify)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0.19<br>40.61<br>0.00<br>0.00                          | 0.18<br>40.61<br>0.00<br>0.00                          |
| <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 40.8                                                   | 40.79                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                                        |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Cost of Development And construction</b><br>(a) Cost of services (water, electricity to construction site), Site Overheads;<br>(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);<br>(c) Cost of material actually purchased;<br>(d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project).                                                                                                                                                                                                                                                                                                                                                                               | 891.7                                                  | 496.17                                                 |
| <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 891.7                                                  | 496.17                                                 |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                        | 496.17                                                 |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Total Construction Cost (sum of 3A and 3B.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                        | 496.17                                                 |





|    |                                                                                                                                                                                           |         |        |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------|
| 3D | Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)         | 0       |        |
| 3  | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)</b>                                                                                                                              | 891.7   | 511.98 |
| 4  | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                        | 1300.00 | 920.27 |
| 5  | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                                   | 57.42%  |        |
| 6  | Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) ( Col.4 of row 4 / Col.3 of row 4 )%                                      | 70.79%  |        |
| 7  | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                                    | 22.00   |        |
| 8  | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                              | 15.40   |        |
| 9  | Cummulative Amount that can be withdrawn from Designated a/c, i.e.<br><b>Estimated Cost * Proportionate Cost Incurred on the Project) (Total Project)</b><br>(Column 3 of Row 4 * row 6 ) | 920.27  |        |
| 10 | 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 designated Account )       | 21.95   |        |
| 11 | Balance available in Designated A/c.                                                                                                                                                      | 0.207   |        |
| 12 | Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>                                                                                  | 898.32  |        |

This certificate is being issued on specific request of **M/s Greenline Vintrade 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.

Signature of Chartered Accountant with seal  
For Chatterjee & Chatterjee  
Chartered Accountants  
FRN No. 00N09C



Gaurav Agrawal  
Partner  
Membership No. 403788  
UDIN No. 21403788AAAAAX5370