CHESHTA MITTAL & ASSOCIATES
Chartered Accountants
SF-2, 23 Apex Apartment, Dayal Bagh, Agra-282005 (UP)
Phone No.: +91-9389604628, Email Id: camittalcheshta@gmail.com

Form — 3

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on **31st March 2021**
Certification work Assigned vide letter No.**RPG/02** Dated: **20thNovember 2019**

Subject: Certificate of amount incurred on "**GREATVALUE ANANDAM**" for Construction of **'I'**Tower One (1) situated on **Plot No. GH-02, Sector – 107, Noida – 201301**, demarcated by its boundaries (latitude and longitude of the end points) 28°32'37.7"N77°22'24.3"E to the North 28°32'26.0"N 77°22'26.7"E to the South 28°32'33.9"N 77°22'31.9"E to the East 28°32'32.3"N 77°22'15.2"E to the West of Village /Tehsil **Gautam Budh Nagar**, Competent Authority/Development Authority **Noida Authority**, District **Gautam Budh Nagar** , PIN **201301**, admeasuring 4816 sq. meter area, being developed by **GREATVALUE PROJECT (INDIA) LIMITED** having RERA Registration No. UPRERA(UPRERAPRJ874478), Designated A/C No.**6713002100001919** Bank Name **PUNJAB NATIONAL BANK**

S.No.	Particulars	Rs. In Lacs Total Cost Estimated	Rs. In Lacs Amount Incurred (Actual out-flow) Till Now
1	2	3	4
1	**Land Cost** (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (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; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (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); (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.	2500.00	945.00
	Sub Total Land Cost (in Rs.)	2500.00	945.00

S.No.	Particulars	Rs. In Lacs Total Cost Estimated	Rs. In Lacs Amount Incurred (Actual out-flow) Till Now
1	2	3	4
2	**Project Clearance Fees** (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	40.57	30.26
	Sub Total Fees Paid / Payable (in Rs.)	40.57	30.26
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; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	5356.46	3862.25
	Sub Total ofConstruction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	5356.46	3862.25
3B	Cost of construction incurred (As Certified by Project Engineer)	5356.46	3543.46
3C	**Total Construction Cost (Lower of 3A and 3B)**	5356.46	3543.46
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)	900.00	181.43
3	**TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)**	6256.46	3724.89
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	8797.03	4700.15
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	66.15%	
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)%	53.43%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		696.15
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		487.31
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. **(Total Estimated Cost * Proportionate Cost Incurred on the Project)** **(Column 3 of Row 4 * Row 6)**		4700.15
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**		631.37

	designated Account)	
11	**Balance available in Designated A/c**	64.79
12	Amount that can be withdrawn from the Designated BankA/C under this certificate **(Row 9 – Row 10)**	4068.79

Note:

1. Land Cost is derived by dividing total cost of land including Intt. Payable to Noida Authority and other related charges over saleable area of project into Saleable Area of Tower. Cost of Construction includes consumption of inventory related to construction of project from April 19 to Dec 20.

This certificate is being issued on specific request of **M/s GREATVALUE PROJECTS (INDIA) LIMITED** for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

For **Cheshta Mittal & Associates**
Chartered Accountants
FRN: 023391C

Cheshta Mittal & Associates
CA
M. No. 434699
Chartered Accountants

CA Cheshta Mittal
Proprietor
M.No:- 434699
Date:- 14/04/2021
Place:- Agra
UDIN:- **21434699AAAACP2423**

CHESHTA MITTAL & ASSOCIATES
Chartered Accountants
SF-2, 23 Apex Apartment, Dayal Bagh, Agra-282005 (UP)
Phone No.: +91-9389604628, Email Id: camittalcheshta@gmail.com

No Lien Certificate

We hereby confirm that we have examined the prescribed registers, books and documents and relevant records of **M/s GreatValue Project (India) Limited** for the period **Jan-Mar 2021** and hereby certify that:

i. **M/s GreatValue Project (India) Limited** maintains the separate designated Account No. **6713002100001919** with the **Punjab National Bank** Branch **Greater Kailash – I, New Delhi** IFSC code **PUNB0099300** for the Project **"GreatValue Anandam"** Registration no. **UPRERAPRJ874478.**

ii. The separate project account has no lien of any Bank or Financial Institution or any other person and free from all kinds of encumbrances/Charges/Mortgages.

Certify that the information provided above is true and correct to the best of my knowledge and same has been checked with the Bank whom with the **M/s Greatvalue Project (India) Limited** is maintaining separate project account.

For **Cheshta Mittal & Associates**
Chartered Accountants
FRN: 023391C

Cheshta Mittal & Associates ★ Chartered Accountants ★ M.No.434699

CA Cheshta Mittal
Proprietor
M.No:- 434699
Date:- 14/04/2021
Place:- Agra
UDIN:- **21434699AAAACO8430**