



# Sandeep Ankit & Associates

CHARTERED ACCOUNTANTS

## Form — 3

### CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on

30<sup>th</sup> September 2022

Certification work Assigned vide letter No.SAA/01 Dated: 01<sup>st</sup> May 2021

**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"N 77°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             | Rs. In Lacs                                         |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------------------------------------------------|
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Total Cost<br>Estimated | Amount<br>Incurred (Actual<br>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. | 2500.00                 | 945.00                                              |
|       | <b>Sub Total Land Cost (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2500.00                 | 945.00                                              |
| 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 40.57                   | 37.53                                               |
|       | <b>Sub Total Fees Paid / Payable (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 40.57                   | 37.53                                               |

H.O.: Basement, 16, S.N. Road, Adjacent Canara Bank, Firozabad - 283 203 (U.P.)

E-mail : [info@sankit.in](mailto:info@sankit.in) ; Ph.: +91 9837019882, +91 9720166664

B.O.: Basement, D-277, Sector-47, Noida – 201 301 (U.P.)

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| S.No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Rs. In Lacs             | Rs. In Lacs                                         |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------------------------------------------------|
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Total Cost<br>Estimated | Amount<br>Incurred (Actual<br>out-flow) Till<br>Now |
| 1     | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 3                       | 4                                                   |
| 3A    | <b>Cost of Development and Construction</b><br>(a) Cost of services (water, electricity, 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 Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project); | 6656.46                 | 6425.96                                             |
|       | <b>Sub Total of Construction Cost (in Rs.)</b><br>(sum of (a) to (d) of Row 3a )                                                                                                                                                                                                                                                                                                                                                                                                                                  | 6656.46                 | 6425.96                                             |
| 3B    | Cost of construction incurred (As Certified by Project Engineer)                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 6656.46                 | 6454.10                                             |
| 3C    | <b>Total Construction Cost (Lower of 3A and 3B)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 6656.46                 | 6425.96                                             |
| 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)                                                                                                                                                                                                                                                                                                                                 | 350.00                  | 346.00                                              |
| 3     | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 7006.46                 | 6771.96                                             |
| 4     | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 9547.03                 | 7754.49                                             |
| 5     | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                                                                                                                                                                                                                                                                                                                                                           | 96.96%                  |                                                     |
| 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 )%                                                                                                                                                                                                                                                                                                                                                              | 81.22%                  |                                                     |
| 7     | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                                                                                                                                                                                                                                                                                                                                                            |                         | 8384.98                                             |
| 8     | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                         | 5869.48                                             |
| 9     | Cumulative Amount that can be withdrawn from Designated a/c, i.e.<br>(Total Estimated Cost * Proportionate Cost Incurred on the Project)<br>(Column 3 of Row 4 * Row 6)                                                                                                                                                                                                                                                                                                                                           |                         | 7754.49                                             |
| 10    | Amount actually withdrawn till date since inception of the project<br>(This shall include 70% of the amounts already realised till date but not deposited in the designated Account)                                                                                                                                                                                                                                                                                                                              |                         | 6892.31                                             |
| 11    | <b>Balance available in Designated A/c</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                         | 1492.67                                             |

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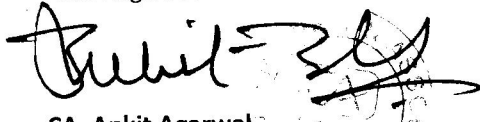
|    |                                                                                                     |        |
|----|-----------------------------------------------------------------------------------------------------|--------|
| 12 | Amount that can be withdrawn from the Designated BankA/C under this certificate<br>(Row 9 – Row 10) | 862.18 |
|----|-----------------------------------------------------------------------------------------------------|--------|

**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.

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 Sandeep Ankit & Associates,**  
Chartered Accountants  
Firm Registration No: 031591C

  
**CA. Ankit Agarwal**  
Partner  
Membership No: 427658

Dated: 15/10/2022

Place: Noida

UDIN: 22427658AZVHAE1891

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# GREATVALUE PROJECTS INDIA LTD.

14-10-2022

To  
**Uttar Pradesh Real Estate Regulatory Authority**  
Naveen Bhawan, RajyaNiyojanSansthan  
Kalakankar House, Old Hyderabad, Lucknow-226007.

**Subject:** Request to Edit the Project Cost.

**Reference:** Great Value Anandam- UPRERA Regn. No. UPRERAPRJ874478.

Dear Sir,

At the time of Registration of the above project, we had mentioned the project cost Rs. 9047 Lakhs. However, Construction cost including the prices of construction material have been increased substantially. Further all other cost are also almost finalized now as the project is almost complete. Our revised project cost is Rs. 9547.

We hereby request you to edit and change our project cost from Rs. 9047 Lakhs to Rs. 9547 Lakhs, as this filed can not be edited by us. The details of revised project cost are as follows:

| <b>Rs. In lakhs</b>        |                      |                          |
|----------------------------|----------------------|--------------------------|
| <b>Particulars</b>         | <b>Old Estimates</b> | <b>Revised Estimates</b> |
| Land                       | 2500.00              | 2500.00                  |
| Projects Clearance Fee     | 40.57                | 40.57                    |
| Construction cost          | 6156.46              | 6656.46                  |
| Interest on Borrowed funds | 350.00               | 350.00                   |
| TOTAL                      | 9047.03              | 9547.03                  |

Yours truly

**For GreatValue Projects India Limited**

For GREATVALUE PROJECTS INDIA LTD.

  
Authorized Signatory  
**Director/Authorized Signatory**