



Form — 3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on

31st March 2022

Certification work Assigned vide letter No.SAA/01 Dated: 01st 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 Estimated	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
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	35.27
	Sub Total Fees Paid / Payable (in Rs.)	40.57	35.27



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

E-mail : info@sankit.in ; Ph.: +91 9837019882, +91 9720166664

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

E-mail : office@sankit.in ; Ph.: +91 8860091981, +91 1204148161



Sandeep Ankit & Associates

CHARTERED ACCOUNTANTS

S.No.	Particulars	Rs. In Lacs	Rs. In Lacs
		Total Cost Estimated	Amount Incurred (Actual out-flow) Till Now
1	2	3	4
3A	Cost of Development and Construction (a) Cost of services (water, electricity, 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);	6156.46	5802.62
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	6156.46	5802.62
3B	Cost of construction incurred (As Certified by Project Engineer)	6156.46	5759.00
3C	Total Construction Cost (Lower of 3A and 3B)	6156.46	5759.00
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	322.79
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	6506.46	6081.79
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	9047.03	7062.06
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	93.54%	
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)%	78.06%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		5711.96
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		3998.37
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)		7062.06
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)		4157.81
11	Balance available in Designated A/c		1554.15



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12	Amount that can be withdrawn from the Designated BankA/C under this certificate (Row 9 – Row 10)	2904.25
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Note:

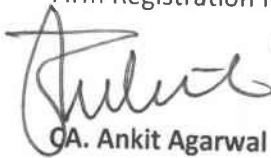
1. Land Cost is derived by dividing total cost of land including Intt. Payable to Noida Authority and other related charges over saleable area of project into Saleable Area of Tower. Cost of Construction includes consumption of inventory related to construction of project.

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: 0315914


CA. Ankit Agarwal



Partner

Membership No: 427658

Dated: 15/04/2022

Place: Noida

UDIN: **22427658AHDPCG4543**

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No Lien Certificate

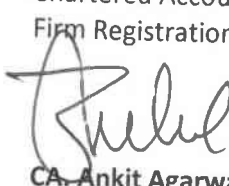
We hereby confirm that we have examined the prescribed registers, books and documents and relevant records of **M/s GreatValue Project (India) Limited** for the period **Jan-Mar 2022** and hereby certify that:

- 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 Sandeep Ankit & Associates,
Chartered Accountants

Firm Registration No: 031591C


CA. Ankit Agarwal



Partner

Membership No: 427658

Dated: 15/04/2022

Place: Noida

UDIN: **22427658AHDPIIT2979**

Full address: Basement, D-277, Sector – 47, Noida – 201301 (U.P.)

Contact no. +91-88600-91981

E-mail: ankit.agarwal@sankit.in

GREATVALUE PROJECTS INDIA LTD.

15-04-2022

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. 8797 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. 9047.

We hereby request you to edit and change our project cost from Rs. 8797 Lakhs to Rs. 9047 Lakhs, as this filed can not be edited by us. The details of revised project cost are as follows:

Rs. In lakhs

Particulars	Old Estimates	Revised Estimates
Land	2500.00	2500.00
Project Clearance Fees	40.57	40.57
Construction cost	5356.46	6156.46
Interest on Borrowed funds	900.00	350.00
TOTAL	8797.03	9047.03

Yours truly

For GreatValue Projects India Limited

For GREATVALUE PROJECTS INDIA LTD.

Director/Authorized Signatory