

Piyush Kumar Gupta Construction Management & Chartered Engineer (IEI, AM1071974)

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IIC/ 199, Nehru Nagar, Ghaziabad

FORM-R

Date:- 05/04/2018

ENGINEER'S CERTIFICATE

Certificate of Percentage of Completion of Construction Work of Tower J,K,L,M & N No. of Building(s)/Five (5) Block(s) of the 2nd Phase of the Project

'SHARANAM'[UPRERAPRJ9966] situated on the Khasra No/ Plot no GH-02, Sector-107, Noida, Demarcated by its boundaries (latitude and longitude of the end points)

78 32 07 N to the North 77 22 27 E to the East of village Tehsil Gautam Budh Nagar Competent/ Development authority NOIDA Authority District Gautam Budh Nagar

PIN 201301 admeasuring 20,752 sq.mts.area on a total Land Area of 81,213 sq.mts. being developed by Greatvalue Projects (India) Limited [Promotor's Name]

I Piyush Kumar Gupta have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Tower J,K,L,M & N Building(s)/ Five (5) Block/ Tower (s) of 2nd Phase of the Project, situated on the Khasra No/ Plot no Plot No.Gh-02, Sector-107, Noida of village tehsilGautam Budh Nagar competent/ development authority Noida Authority District Gautam budh Nagar PIN 201301 admeasuring 20,752 sq.mts. area being developed by Greatvalue Projects (India) limited [Promotor's Name]

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) Smt Jyoti Singhal as L.S. / Architect ;
- (ii) Shri Sanjay Vithalkar as Structural Consultant
- (iii) M/s D P Arora & Associates and PDS Consultants as MEP Consultant
- (iv) Shri K.S.Negi as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as ₹1,97,61,74,439 (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4 The estimated actual cost incurred till date 30/06/2017 is calculated at ₹1,97,61,74,439 Percentage completion till date :- 100.00% (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from the Competent Authority is estimated at ₹0 (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30/06/2017 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number J,K,L,M & N

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	₹1,71,09,71,829
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹1,71,09,71,829
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	100.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹0
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	100.00%


PIYUSH KUMAR GUPTA
Chartered Engineer (IEI)
AM1071974

TABLE B
Internal & External Development works and common amenities

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	₹26,52,02,610
2	Cost incurred as on (based on the actual cost incurred as per records)	₹26,52,02,610
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹0
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	100.00%


PIYUSH KUMAR GUPTA
Chartered Engineer (IEI)
AM1071974

Signature of Engineer

Name PIYUSH KUMAR GUPTA
 Address II-C/199, Nehru Nagar, Ghaziabad
 Aadhar No. 268793091967
 PAN No. ADAPG1239Q
 License No:- AM1071974 of Authority -The Institution of Engineers (India)

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

Piyush Kumar Gupta Construction Management & Chartered Engineer (IEI, AM1071974)

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IIC/ 199, Nehru Nagar, Ghaziabad



FORM-R

Date:-05/04/2018

ENGINEER'S CERTIFICATE

Subject:-Certificate of Percentage of Completion of Construction Work of Tower O,P,Q & R No. of Building(s)/Four (4) Block(s) of the 3rd Phase of the Project

'SHARANAM'[UPRERAPRJ9966] situated on the Khasra No/ Plot no GH-02, Sector-107, Noida, Demarcated by its boundaries (latitude and longitude of the end points) 78

32 07 N to the North 77 22 27 E to the East of village Tehsil Gautam Budh Nagar Competent/ Development authority NOIDA Authority District Gautam Budh Nagar PIN

201301 admeasuring 13,811 sq.mts.area on a total Land Area of 81,213 sq.mts. being developed by Greatvalue Projects (India) Limited [Promotor's Name]

I Piyush Kumar Gupta have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Tower O,P,Q & R Building(s)/ Four (4) Block/ Tower (s) of 3rd Phase of the Project, situated on the Khasra No/ Plot no Plot No.GH-02, Sector-107, Noida of village tehsilGautam Budh Nagar competent/ development authority Noida Authority District Gautam budh Nagar PIN 201301 admeasuring 13,811 sq.mts. area being developed by Greatvalue Projects (India) limited [Promotor's Name]

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- Smt Jyoti Singhal as L.S. / Architect ;
- Shri Sanjay Vithalkar as Structural Consultant
- M/s D P Arora & Associates and PDS Consultants as MEP Consultant
- Shri K.S.Negi as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as ₹1,24,63,64,084 (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4 The estimated actual cost incurred till date 05/02/2018 is calculated at ₹1,24,63,64,084 Percentage completion till date :- 100.00% (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from the Competent Authority is estimated at ₹0 (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 05/02/2018 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number O,P,Q & R

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	₹1,06,32,73,200
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹1,06,32,73,200
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	100.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹0
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	100.00%


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TABLE B
Internal & External Development works and common amenities

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	₹18,30,90,884
2	Cost incurred as on (based on the actual cost incurred as per records)	₹18,30,90,884
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹0
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	100.00%


PIYUSH KUMAR GUPTA
Chartered Engineer (IEI)
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Signature of Engineer

Name PIYUSH KUMAR GUPTA
 Address II-C/199, Nehru Nagar, Ghaziabad
 Aadhar No. 268793091967
 PAN No. ADAPG1239Q
 License No:- AM1071974 of Authority -The Institution of Engineers (India)



Form- Reg -3			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31st March 2020			
Certification work Assigned vide letter No. RERA1/2021/01		Dated :- 03.07.2020	
Subject: Certificate of amount incurred on Project 'GREAT VALUE SHARANAM' for Construction of J, K, L, M, N, O, P, Q, R Tower situated on Khasra no./Plot No. GH-02, Sector 107, Noida, demarcated by its boundaries 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 Budha Nagar, PIN 201301, admeasuring 34563 sq. meter area, being developed by Greatvalue Projects (India) Limited (Promoter) having RERA Registration No .UPRERAPRJ9966, Designated A/C ,No. 4572009300000073 Bank Name Punjan National Bank			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	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.	13,222.36	13,222.36
	SUB TOTAL LAND COST (in Rs.)	13,222.36	13,222.36

S.No.	Particulars	Total Cost Estimated	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)	420.22	420.22
	SUB TOTAL FEES PAID (in Rs.)	420.22	420.22



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);	34,126.14	34,126.14
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	34,126.14	34,126.14
3B	Cost of construction incurred (As Certified by Project Engineer)	32,226.00	32,226.00
3C	Total Construction Cost (Lower of 3A and 3B.)	32,226.00	32,226.00
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)	312.73	312.73
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	32,538.73	32,538.73
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	46,181.31	46,181.31
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	100%	
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)%	100%	
7	Total amount received from allottees till date 31.03.20 since Inception of the Project (in Rs.)		47,205.59
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		33,043.91
9	Cummulative 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)		46,181.31
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)		47,071.41
11	Balance available in Designated A/c.		134.18
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	Already withdrawn as Project is 100% completed	

This certificate is being issued on specific request of M/s Greatvalue Projects (India) Limited (Name of the Promoter) 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.

Date: 29.07.2020
Place: Noida

FOR JEEVESH KRISHNA & CO
CHARTERED ACCOUNTANTS
FRN NO 021337N

Jeevesh Krishna
(CA Jeevesh Krishna)
Prop.
M No 508430
UDIN: 20508430AAABW5114

No Lien Certificate

To

The RERA Authority,

Uttar Pradesh

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-March 2020** and hereby certify that:

- i. **M/s Greatvalue Project (India) Limited** maintains the separate designated Account no.4572009300000073 with the Punjab National Bank having Branch IFSC code PUNB0099300 for the Project **"SHARANAM"** Registration no. **UPRERAPRJ9966**.
- ii. The separate project bank 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 Projects (India) Limited** is maintaining separate project account.

This Certificate is issued on the specific request of M/s Greatvalue Project (India) Limited for UPRERA compliances

Place: Noida
Date: 15-01-2021

For M.B. Gupta & Co.
Chartered Accountant
FRN 006928N


Jagdish Gupta
Partner
M.no. 525377

UDIN:21525377AAAAAW2923