

Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31.03.2018			
Certification work Assigned vide letter No. Certificate J to N/01		Dated :-10.10.2018	
Subject: Certificate of amount incurred on Project 'SHARANAM' for Construction of J,K,L,M & N Tower/Block/Building(s) Five (5) situated on Khasra no./Plot No.GH-02, Sector-107, Noida, demarcated by its boundaries 28 32 07 N latitude and 77 22 27 E longitude of the end-points) to the North, to the South, to the East to the West of Village Gautam Budh Nagar, Tehsil Competent Authority/Development Authority NOIDA Authority, District Gautam Budh Nagar, PIN 201301, Land admeasuring 20,752 sq. mts.on a total land area of 81,213 sq.mts, being developed by Greatvalue Projects (india) Limited [Promoter] having RERA Registration No .UPRERAPRJ9966 , Designated A/C No.4572009300000073 Bank Name Punjab 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	8675	8133
	(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;		
	SUB TOTAL LAND COST (in Rs.)	8675	8133
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till
1	2	3	4
2	Project Clearance Fees	2707	2707
	(a) Fees paid to RERA		
	SUB TOTAL FEES PAID (in Rs.)	2707	2707
3A	Cost of Development And construction	19329	19329
	(a) Cost of services (water, electricity to construction site) , Site Overheads;		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	19329	19329
3B	Cost of construction incurred (As Certified by Project Engineer)	19762	19762
	Total Construction Cost (Lower of 3A and 3B.)	19329	19329
3C			
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)	205	205
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	19534	19534
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	30711	30169
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)%	98%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	24,386
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	17,070
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Total	30,169
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the	16,958
11	Balance available In Designated A/c.	112
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	13,211
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/me and is true to the best of our/my knowledge and belief.		
Signature of Chartered Accountant with seal (Name of the Chartered Accountant) (Membership Number)  : Kumar Rishiraj : 523529		

Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31.03.2018			
Certification work Assigned vide letter No. Certificate O to R/01		Dated :- 10.10.2018	
Subject: Certificate of amount incurred on Project 'SHARANAM' for Construction of O,P,Q & R Tower/Block/Building(s) Four (4) situated on Khasra no./Plot No.GH-02, Sector-107, Noida, demarcated by its boundaries 28 32 07 N latitude and 77 22 27 E longitude of the end-points) to the North, to the South, to the East to the West of Village Gautam Budh Nagar, Tehsil Competent Authority/Development Authority, District Gautam Budh Nagar, PIN 201301, Land admeasuring 13,811 sq. mts. on a land area of 81,213 Sq.mts., being developed by Greatvalue Projects (India) Limited [Promoter] having RERA Registration No .UPRERAPRJ9966 , Designated A/C No.4572009300000073 Bank Name Punjab 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;	5774	5413
SUB TOTAL LAND COST (in Rs.)		5774	5413

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA	1801	1801
	SUB TOTAL FEES PAID (in Rs.)	1801	1801
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site) , Site Overheads;	12032	12032
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	12032	12032
3B	Cost of construction incurred (As Certified by Project Engineer)	12464	12464
	Total Construction Cost (Lower of 3A and 3B.)	12032	12032
3C			
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)	137	137
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	12169	12169

4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	19607	19246
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)%	98%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	12,440	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	8,708	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the (Total Project) (Column 3 of Row 4 * row 6)	19,246	
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)	8,651	
11	Balance available in Designated A/c.	57	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	10,595	
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/me and is true to the best of our/my knowledge and belief.			
Signature of Chartered Accountant with seal (Name of the Chartered Accountant) (Membership Number)		: Kumar Rishiraj : 523529	

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 **Oct-Dec 2022** 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: 10-01-2023

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



Jagdish Gupta
Partner
M.no. 525377
UDIN: 23525377BGVTF01282