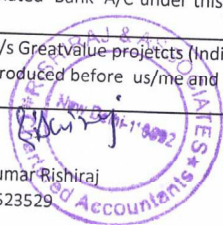


| Form — 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                         |                      |                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
| <b>CHARTERED ACCOUNTANT'S CERTIFICATE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                         |                      |                                            |
| (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   |                                            |
| <b>Subject:</b> 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <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; | 8675                 | 8133                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                     | 8675                 | 8133                                       |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Particulars                                                                                                                                                                                                                                                                                                                                                                             | Total Cost Estimated | Amount incurred (actual out-flow) till     |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2                                                                                                                                                                                                                                                                                                                                                                                       | 3                    | 4                                          |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Project Clearance Fees</b><br>(a) Fees paid to RERA                                                                                                                                                                                                                                                                                                                                  | 2707                 | 2707                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                     | 2707                 | 2707                                       |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Cost of Development And construction</b><br>(a) Cost of services (water, electricity to construction site) , Site Overheads;                                                                                                                                                                                                                                                         | 19329                | 19329                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>                                                                                                                                                                                                                                                                                                           | 19329                | 19329                                      |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Cost of construction incurred (As Certified by Project Engineer)</b><br><b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                                                         | 19762                | 19762                                      |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                         | 19329                | 19329                                      |
| 3D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>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)</b>                                                                                                                                                                                              | 205                  | 205                                        |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                                                                                                                                                                                                                             | 19534                | 19534                                      |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                                                                                                                                                                                                                      | 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.<br><b>Estimated Cost * Proportionate Cost Incurred on the Project</b> (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. |                                                                                                                                                      |        |
| <div>Signature of Chartered Accountant with seal<br/>(Name of the Chartered Accountant)<br/>(Membership Number)</div> <div>: Kumar Rishiraj<br/>: 523529</div>                                                                                                                         |                                                                                                                                                      |        |

| Form — 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                         |                      |                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
| <b>CHARTERED ACCOUNTANT'S CERTIFICATE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                         |                      |                                            |
| (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  |                                            |
| <b>Subject:</b> 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] <b>having RERA Registration No .UPRERAPRJ9966 , Designated A/C No.4572009300000073 Bank Name Punjab National Bank</b> |                                                                                                                                                                                                                                                                                                                                                                                         |                      |                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                         | Rs.in lacs           | Rs. In lacs                                |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Particulars                                                                                                                                                                                                                                                                                                                                                                             | Total Cost Estimated | Amount incurred (actual out-flow) till 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; | 5774                 | 5413                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                     | 5774                 | 5413                                       |

| S.No. | Particulars                                                                                                                                                                         | Total Cost Estimated | Amount incurred (actual out-flow) till |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------------------------|
| 1     | 2                                                                                                                                                                                   | 3                    | 4                                      |
| 2     | Project Clearance Fees<br>(a) Fees paid to RERA                                                                                                                                     | 1801                 | 1801                                   |
|       | SUB TOTAL FEES PAID (in Rs.)                                                                                                                                                        | 1801                 | 1801                                   |
| 3A    | Cost of Development And construction<br>(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                                                                                                                                                                                                                                                                                      | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                  | 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.<br>Estimated Cost * Proportionate Cost Incurred on the (Total Project)<br>(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<br>(Name of the Chartered Accountant)<br>(Membership Number)                                                                                                                                                                               |                                                                                                                                                                                     | <br>: Kumar Rishiraj<br>: 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 **Jan-Mar 2023** 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: 12-04-2023

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



Rajat Gupta  
Partner  
M.no. 461128

UDIN: 23461128BGVDLO3697