

**Kumar Sushil & Co.**

Chartered Accountants

11 / 73A, Sector-3, Rajendra Nagar

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PAN: AETPK4525K



Form — 3

**CHARTERED ACCOUNTANT'S CERTIFICATE**

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

Information as on: 31st May 2025

Certification work Assigned vide letter No. EKANAM/S/001 Dated: 30.04.2025

Subject: Certificate of amount incurred on Project "EKANAM" for Construction of 3 (Three) Tower, Tower 1, Tower 2 & Tower 3, Club & Commercial 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 15116 sq. meter area, being developed by **GREATVALUE PROJECTS INDIA LIMITED** having RERA Registration No. UPRERA (TO BE APPLIED), Designated A/C No. 7865002900000027 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     | <b>Land Cost</b>                                                                                                                                                                                                                                                      |                      |                                            |
|       | (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;                                                                                                                                                     | 33,262.71            | 15,435.18                                  |
|       | (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. |                      |                                            |
|       | <b>Sub Total Land Cost (in Rs.)</b>                                                                                                                                                                                                                                   | <b>33,262.71</b>     | <b>15,435.18</b>                           |
| 2     | <b>Project Clearance Fees</b>                                                                                                                                                                                                                                         |                      |                                            |
|       | (a) Fees paid to RERA                                                                                                                                                                                                                                                 | 1,100.00             | 564.76                                     |
|       | (b) Fees paid to Local Authority                                                                                                                                                                                                                                      |                      |                                            |
|       | (c) Consultant/Architect Fees (directly attributable to project)                                                                                                                                                                                                      |                      |                                            |
|       | (d) Any other (specify)                                                                                                                                                                                                                                               |                      |                                            |
|       | <b>Sub Total Fees Paid / Payable (in Rs.)</b>                                                                                                                                                                                                                         | <b>1,100.00</b>      | <b>564.76</b>                              |
| 3A    | <b>Cost of Construction and Development</b>                                                                                                                                                                                                                           |                      |                                            |
|       | (a) Cost of services (water, electricity, construction site), Site Overheads;                                                                                                                                                                                         | 88,724.23            | 3,306.28                                   |

*Waleis sum,*





|                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                            |                   |                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------|
|                                                                                                                                                                                                                                                                    | (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);                                                                                    |                   |                  |
|                                                                                                                                                                                                                                                                    | <b>Sub Total of Construction Cost (in Rs.)</b><br>(sum of (a) to (d) of Row 3a )                                                                                                                           | <b>88,724.23</b>  | <b>3,306.28</b>  |
| 3B                                                                                                                                                                                                                                                                 | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                    | <b>88,724.23</b>  | <b>1,086.87</b>  |
| 3C                                                                                                                                                                                                                                                                 | <b>Total construction &amp; Development Cost (Lower of 3A and 3B)</b>                                                                                                                                      | <b>88,724.23</b>  | <b>1,086.87</b>  |
| 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>                   | 5,204.00          | 117.14           |
| 3                                                                                                                                                                                                                                                                  | <b>TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)</b>                                                                                                                                       | <b>93,928.23</b>  | <b>1,204.01</b>  |
| 4                                                                                                                                                                                                                                                                  | <b>TOTAL COST OF PROJECT</b>                                                                                                                                                                               | <b>128,290.94</b> | <b>17,203.95</b> |
| 5                                                                                                                                                                                                                                                                  | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                                                    | 1.23%             |                  |
| 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 )%                                                       | 13.41%            |                  |
| 7                                                                                                                                                                                                                                                                  | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                                                     | 0.00              |                  |
| 8                                                                                                                                                                                                                                                                  | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                                               | 0.00              |                  |
| 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)                                          | 17,203.95         |                  |
| 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)                          | 0.00              |                  |
| 11                                                                                                                                                                                                                                                                 | Balance available in Designated A/c                                                                                                                                                                        | 0.11              |                  |
| 12                                                                                                                                                                                                                                                                 | <b>Amount that can be withdrawn from the Designated BankA/C under this certificate</b><br>(Row 9 – Row 10)                                                                                                 | <b>17,203.95</b>  |                  |
|                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                            |                   |                  |
| This certificate is being issued on the specific request of M/s <b>GREATVALUE PROJECTS INDIA LIMITED</b> 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: Kumar Sushil & Co.  
Chartered Accountants  
FRN 022352C

*Wendy Ann*



(CA Sushil Kumar)  
Proprietor  
M. No. 086126  
UDIN: 25086126 BMNU009669  
Place: Sahibabad  
Date: 03.06.2025

