



REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31st March, 2022

Certification work Assigned vide letter No. 10/21-22

Dated :- 17/04/2022

Subject: Certificate of amount incurred on "Assotech CANOPY" for Development of Plotted Society situated on Plot No. GH - 12, Crossings Republik, Ghaziabad, demarcated by its boundaries (having latitude of 28.632460 and longitude of 77.442146 at the end-points) to the North, to the South, to the East to the West of Village Crossings Republik, Dundhahera, Tehsil Ghaziabad Competent Authority/Development Authority, District Ghaziabad, PIN 201009, admeasuring 27244.08 sq. mt., being developed by Assotech Limited having RERA Registration No. UPRERAPRJ922718, Designated A/C No.179621010000017 Bank Name Union Bank of India.

S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs 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;	6,266.12	6,266.12
	(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.	1,800.00	-
	SUB TOTAL LAND COST (in Rupees)	8,066.12	6,266.12

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	2.00	1.41
	(b) Fees paid to Local Authority	80.00	75.90
	(c) Consultant/Architect Fees (directly attributable to project)	78.50	49.91
	(d) Any other (specify)	200.00	
	SUB TOTAL FEES PAID (in Rupees.)	360.50	127.22
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	666.87	163.37
	(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);	10.00	-
	(c) Cost of material actually purchased;	440.00	58.06
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	150.00	59.97
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,266.87	281.40



