



SANJEEV KIRAN & CO.

CHARTERED ACCOUNTANTS

A Mohalla Mohan, Gali Karari Wali,
 Kasganj, U.P.-207123
 P 05744-243232
 M 09212737323
 E sanjeevkiran-ca@hotmail.com

CHARTERED ACCOUNTANT'S CERTIFICATE

Certification work Assigned vide letter No.

Dated :- 02/04/2023

Subject: Certificate of amount incurred on PARAS ENCLAVE PHASE 1 for Construction of COLONY situated on Khasra no. 214,217 demarcated by its boundaries 29.437183,77.718105 of Village SAHAWALI, Tehsil MUZAFFARNAGAR, Competent MUZAFFARNAGAR DEVELOPMENT, District MUZAFFARNAGAR, PIN 251001, admeasuring 35036 sq. meter area, being developed by ASJ PROMOTERS & DEVELOPERS PVT. LTD., Rera Registratio No. UPRERAPRJ 109607 Designated A/C No. 043605004435 ICICI BANK, MUZAFFARNAGAR (NORMAL CURRENT ACCOUNT)

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;	884.168	884.168
	(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.		
	SUB TOTAL LAND COST (In Rs.)	884.168	884.168

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	310.8	310.8
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	310.8	310.8
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	130.032	146.67
	(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);		
	Sub Total of Construction Cost (In Rs.) (sum of (a) to (d) of Row 3a)	130.032	147.28
3B	Cost of construction incurred (As Certified by Project Engineer)	130.032	147.28
3C	Total Construction Cost (Lower of 3A and 3B.)	130.032	147.28
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)	0	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	130.032	147.28
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1325.00	1342.25





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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	100.00%
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)%	100.00%
7	Total amount received from allottees till date since Inception of the Project (Rs. In Lacs)	1109.16
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	776.41
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Column 3 of Row 4 * row 6)	1342.25
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)	1104.39
11	Balance available in Designated A/c.	4.77
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	4.77

This certificate is being issued on specific request of M/s Ajay Kumar Jain (Director) for UP RERA compliance. The certification is based on the based on the information and records produced before us and is true to the best of our knowledge and belief.

Note - The Actual cost of construction is more than estimated cost and the project is almost complete as per architect.

For Sanjeev Kiran & Co.

Chartered Accountants



(Sanjeev Agarwal, FCA)

Prop.

Membership No. 075932

UDIN : 23075932BGUPBD4847

Place : Kasganj

Dated : 03/04/2023

