



GOPI AGGARWAL & CO.

Chartered Accountants

Add : 29, 1 st Floor Priya Enclave

Delhi -110092

Phone No . 9810627590

Mail Id : cagraggarwal@rediffmail.com

CHARTERED ACCOUNTANT'S CERTIFICATE

Certification work Assigned vide letter No.

Dated :- 01/10/2023

Subject: Certificate of amount incurred on PARAS ENCLAVE PHASE 2 for Construction of COLONY situated on Khasra no. 213,2262,203 demarcated by its boundaries 29.437183,77.718105 of Village SAHAWALI and SUJROO, Tehsil MUZAFFARNAGAR ,Competent MUZAFFARNAGAR DEVELOPMENT AUTHORITY, District MUZAFFARNAGAR, PIN 251001, admeasuring 16836 sq. meter area, being developed by ASJ PROMOTERS & DEVELOPERS PVT. LTD. Rera Registratio No. UPRERAPRJ 293224 Designated A/C No. 043605006431 ICICI BANK, MUZAFFARNAGAR.

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		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; (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.	464.305	464.305
	SUB TOTAL LAND COST (in Rs.)	464.305	464.305

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	168.631	168.631
	SUB TOTAL FEES PAID (in Rs.)	168.631	168.631
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site) , Site Overheads; (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);	242	119.72
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	242	119.72



3B	Cost of construction incurred (As Certified by Project Engineer)	242	119.72
3C	Total Construction Cost (Lower of 3A and 3B.)	242	119.72
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)	874.936	119.72
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	874.936	752.66
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	49.47%	
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)%	86.02%	
7	Total amount received from allottees till date since Inception of the Project (Rs. In Lacs)	603.10	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	422.17	
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)	(Total Project) 752.66	
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)	603.10	
11	Balance available in Designated A/c.	0.00	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	0.00	

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 information and records produced before us and is true to the best of our knowledge and belief.

For Gopi Aggarwal & Co.

Chartered Accountants

(Gopi Ram Aggarwal)

Prop.

Membership No. 094708

UDIN :

Place : New Delhi

Dated :

04/10/2023



23094708 B G W W O F 8654