



SANJEEV KIRAN & CO.

CHARTERED ACCOUNTANTS

Mohalla Mohan, Gali Karari Wali,
Kasganj, U.P.-207123
05744-243232
09837408830, 09837461251
sanjeevkiran-ca@hotmail.com

CHARTERED ACCOUNTANT'S CERTIFICATE

Certification work Assigned vide letter No.-----

Dated :- 13/10/2021

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. , Designated A/C No. 043605004435 ICICI BANK, MUZAFFARNAGAR (NORMAL CURRENT ACCOUNT)

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.	884.168	884.168
	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 (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	310.8	310.8
	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; (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);	130.032	0
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	130.032	0
3B	Cost of construction incurred (As Certified by Project Engineer)	130.032	0
3C	Total Construction Cost (Lower of 3A and 3B.)	130.032	0





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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	0
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1325.00	1194.97

For, Sanjeev Kiran & Co.
(Chartered Accountants)

(Sanjeev Agarwal, FCA)

Prop.

Membership No. 075932

UDIN : 21075932AAAAKW2033

Place : Kasganj

Dated : 13/10/2021

