



Jitendra Kansal & Associates
(CHARTERED ACCOUNTANTS)

Form REG—03

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

Information up to 15th July, 2022

Certification work Assigned vide letter No.CA/01/2022-23

Dated :- 01.07.2022

Subject: Certificate of amount incurred on "**DIGITOWN-II**" for Construction Tower/Block/Building(s) _2_ / Tower 1A and 1B situated on Khasra no./Plot Plot No 3/SP 06, demarcated by its boundaries (latitude and longitude of the end-points) **28°39'05.1"N 77°23'55.5"E to the North 28°39'00.1"N 77°23'59.5"E to the South 28°39'04.3"N 77°24'00.2"E to the East 28°39'00.9"N 77°23'54.7"E to the West of Sector 3, Sidharth Vihar Tehsil Ghaziabad Competent/ Development authority U.P. Avas Vikas Parishad District Ghaziabad PIN 201009 admeasuring 10500 sq.mts. area being developed by "**TANDT Home Developer Pvt. Ltd.**" having RERA Registration No. "**To be applied**", Bank Account No. **777705007217**, Bank Name-**ICICI Bank Ltd.**, Hall No-03, Plot No.-01 & 02, Chander Nagar, Ghaziabad-201011.**

		15-07-2022	
S.No.	Particulars	Rs.in lacs	Rs. In lacs
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.	5,820.69	
	SUB TOTAL LAND COST (in Rs.)	5,820.69	
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)	1,108.89	446.86
	SUB TOTAL FEES PAID (in Rs.)	1,108.89	446.86
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);	11,425.10	
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	11,425.10	



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3B	Cost of construction incurred (As Certified by Project Engineer)		
3C	Total Construction Cost (Lower of 3A and 3B.)	11,425.10	
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)	997.50	
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	12,422.60	
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	19,352.18	446.86
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate)	0.00%	
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)%	2.31%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		
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)		446.86
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)		
11	Balance available in Designated A/c.		
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		446.86

NOTE:

1. This certificate is being issued on specific request of "M/s TANDT Home Developer Pvt. Ltd." for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

2. The Project Digitown-II is developing on 16035 Sq.mtr. Land. The Land owner is Adarsh Sehkari Awas Samiti Ltd.(Land Owner) and the Project developing by M/s TandT Home Developer Pvt.Ltd. (Developer). Both the parties mutually agreed to developed the Project. As per mutually understanding project will develop in two phases i.e. Digitown-II & To be decided . Further, Ditown-II Include Tower-1A, 1B & C . As per the details, documents & explanations provided to us In Digitown-II, Tower C is Land owner share which is developed by Developers and given to land Owner against the consideration of Land. Therefore, construction cost of the Tower C considered as Land Cost.

3. Project approval fees and expenses shall be bear by the Developer and it is distributed between the share of built up area of developer in both phases.

For Jitendra Kansal & Associates

(Chartered Accountants)

FRN-028342C

CA Jitendra Kansal

Proprietor

M.No.410167

Place: - Modinagar

Date: -25-07-2022

UDIN: -22410167ANPEGD3227

