



M. NO : 507637

AJAY & CO.

T-2, MANISH TWIN PLAZA,

PLOT NO.-3, SECTOR-4,

DWARKA

DELHI-110078

MOB: +919136731419

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 30/07/2018

Certification work Assigned vide letter No.-03/Jul/AL/18-19

Dated :- 30/07/2018

Subject: Certificate of amount incurred on Assotech Celeste for Construction of 3 Blocks situated on Plot No. D-003 /A Sec 44 Noida, demarcated by its boundaries (latitude and longitude of the end-points) 28° 33' 39.02 "N, 77° 20' 17.68"E to the North 28° 33' 34.33"N, 77° 20' 16.88" E, to the South, 28° 33' 36.88"N, 77° 20' 21.47" E to the East 28° 33' 36.34 "N, 77° 20' 15.58"E, to the West of Sector -44, Tehsil Gautam Budh Nagar Competent /Development Authority- Noida Authority, District Gautam Budh Nagar , PIN 201301, admeasuring 14331.76 sq. meters area, being developed by Assotech Limited. **having RERA Registration No .UPRERAPRJ6098 , Designated A/C No.1177201004113 Bank Name CANARA BANK**

		Rs.in lacs	Rs. In lacs
S.No.	Particulars	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;	4,522	2,779.36
	(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;	1,800	1,179.66
	(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);	402	401.54
	(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.	1,500	318.77
	Rupees	8,223	4,679.33

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	1	0.77
	(b) Fees paid to Local Authority	40	40.00
	(d) Any other (specify)	-	-
	(c) Consultant/Architect Fees (directly attributable to project)	750	687.35
	SUB TOTAL FEES PAID (in Rs.)	791	728.12
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity, Advertisement to construction site) , Site Overheads;	12,015	9,806.07
	(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);	50	45.01
	(c) Cost of material actually purchased;	4,888	3,866.16
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	1,050	949.30
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	18,003	14,666.54
3B	Cost of construction incurred (As Certified by Project Engineer)		20,600.00



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3C	Total Construction Cost (Lower of 3A and 3B.)	18,003	14,666.54
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	700	525.56
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	18,703	15,192.10
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	27,717	20,599.55
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		74.37%
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 }%		74%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		18,348.24
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		12,843.77
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)		20,599.55
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)		20,590.93
11	Balance available in Designated A/c.		8.62
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		8.62

This certificate is being issued on specific request of M/s Assotech Limited for UP RERA (UPRERAPRJ6102) 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.

For Ajay Aaditya & Co.
Chartered Accountants

(Mayank Sharma)
(Membership Number: 507637)

