



Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 30.09.2020

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

Dated :-14.10.2020

Subject: Certificate of amount incurred on [GODREJPALMRETREAT -1] for Construction of 430 Residential Units and 21 commercial units Tower/Block/Building(s) situated on Khasra no./Plot No. SC-01/ F, Sector-150 Noida demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village _____, Tehsil _____ Competent Authority/Development Authority, District: Gautam Budh Nagar , PIN -201301, admeasuring 58064sq. meter area, being developed by ACE Infracity Developers Pvt Ltd [Promoter] having RERA Registration No: UPRERAPRJ745601 , Designated A/C No.777705800082 Bank Name: ICICI BANK

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;	7439	5953
	(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;	0	0
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0	0
	(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);	0	0
	(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.	0	0
	SUB TOTAL LAND COST (in Rs.)	7439	5953

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		3
	(b) Fees paid to Local Authority		0
	(c) Consultant/Architect Fees (directly attributable to project)		356
	(d) Any other (specify) : Lease Rent		576
	SUB TOTAL FEES PAID (in Rs.)	0	935
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	44206	366
	(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);		0
	(c) Cost of material actually purchased;		1217
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		246
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	44206	1829
	Cost of construction incurred (As Certified by Project Engineer)	0	1876
3B	Total Construction Cost (Lower of 3A and 3B.)	44206	1829
3C	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)	1783	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	45989	1829
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	53428	8718
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		4.2%



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)%	16.32%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	8268
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	5788
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Proportionate Cost Incurred on the Project (Total Estimated Cost * (Column 3 of Row 4 * row 6)	8718
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)	5218
11	Balance available in Designated A/c.	42
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	3500

This certificate is being issued on specific request of M/s ACE Infracity Developers Pvt Ltd (Name of the Promoter) 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.

For Abhishek Raja & Associates

Chartered Accountants

FRN: 021630N



Abhishek Raja

Partner

M. No. 506930

Certificate (UDIN) Number: 20506930AAAAWK5122

Date: 14-Oct-20

Place: New Delhi

DETAILED STATEMENT

Transactions List - -GODREJ ACE 150 PHASE 1 70 ACCOUNT (INR) - 777705800082

No.	Transaction ID	Value Date	Txn Posted Date	ChequeNo.	Description	Cr/Dt	Transaction Amount(INR)	Available Balance(INR)
1	S61133768	01/07/2020	01/07/2020 10:50:07 PM	-	TRNF FRM 777705800081	CR	7,85,486.80	63,66,401.5
2	S78292425	02/07/2020	02/07/2020 10:27:37 PM	-	TRNF FRM 777705800081	CR	56,52,767.40	1,20,19,168.9
3	S96023746	03/07/2020	03/07/2020 10:34:05 PM	-	TRNF FRM 777705800081	CR	15,30,896.50	1,35,50,065.4
4	S12880561	04/07/2020	04/07/2020 10:35:12 PM	-	TRNF FRM 777705800081	CR	1,31,600.00	1,36,81,665.4
5	S44521941	06/07/2020	06/07/2020 10:55:55 PM	-	TRNF FRM 777705800081	CR	20,76,227.30	1,57,57,892.7
6	M3392636	07/07/2020	07/07/2020 06:02:47 PM	-	TRFR TO:ACE INFRACITY	DR	1,36,80,000.00	20,77,892.7
7	S62480600	07/07/2020	07/07/2020 10:26:35 PM	-	TRNF FRM 777705800081	CR	7,91,603.40	28,69,496.1
8	S79577021	08/07/2020	08/07/2020 10:25:54 PM	-	TRNF FRM 777705800081	CR	9,52,085.55	38,21,581.6
9	S96724805	09/07/2020	09/07/2020 11:02:43 PM	-	TRNF FRM 777705800081	CR	23,17,000.00	61,38,581.6
10	M3392640	10/07/2020	10/07/2020 05:52:31 PM	-	TRFR TO:017705009951	DR	61,30,000.00	8,581.6
11	S13690622	10/07/2020	10/07/2020 10:28:34 PM	-	TRNF FRM 777705800081	CR	21,43,290.80	21,51,872.4
12	S58344174	13/07/2020	13/07/2020 10:43:23 PM	-	TRNF FRM 777705800081	CR	19,43,306.40	40,95,178.8
13	M3360391	14/07/2020	14/07/2020 05:25:44 PM	-	TRFR TO:ACE INFRACITY	DR	21,51,000.00	19,44,178.8
14	S74747940	14/07/2020	14/07/2020 10:35:00 PM	-	TRNF FRM 777705800081	CR	15,89,767.17	35,33,946.0
15	M3423528	15/07/2020	15/07/2020 05:47:41 PM	-	TRFR TO:017705009951	DR	35,00,000.00	33,946.0
16	S91125813	15/07/2020	15/07/2020 10:34:07 PM	-	TRNF FRM 777705800081	CR	8,39,857.24	8,73,803.2
17	M3315522	16/07/2020	16/07/2020 04:01:09 PM	-	TRFR TO:ACE INFRACITY DEVELOPERS	DR	8,73,000.00	803.2
18	S6717429	16/07/2020	16/07/2020 10:30:09 PM	-	TRNF FRM 777705800081	CR	8,88,073.90	8,88,877.1
19	M3328599	17/07/2020	17/07/2020 04:30:39 PM	-	TRFR TO:ACE INFRACITY	DR	8,88,000.00	877.1
20	S21596401	17/07/2020	17/07/2020 10:38:26 PM	-	TRNF FRM 777705800081	CR	9,97,728.20	9,98,605.3
21	S35907959	18/07/2020	18/07/2020 10:51:37 PM	-	TRNF FRM 777705800081	CR	10,50,801.50	20,49,406.8
22	S62073810	20/07/2020	20/07/2020 10:34:00 PM	-	TRNF FRM 777705800081	CR	11,65,168.90	32,14,575.7
23	S77224655	21/07/2020	21/07/2020 10:24:05 PM	-	TRNF FRM 777705800081	CR	15,93,056.50	48,07,632.2
24	S92586104	22/07/2020	22/07/2020 10:20:38 PM	-	TRNF FRM 777705800081	CR	13,59,694.00	61,67,326.2
25	S7195954	23/07/2020	23/07/2020 10:18:45 PM	-	TRNF FRM 777705800081	CR	18,70,061.26	80,37,387.5
26	S22625808	24/07/2020	24/07/2020 10:22:20 PM	-	TRNF FRM 777705800081	CR	10,44,425.20	90,81,812.7
27	S63871033	27/07/2020	27/07/2020 10:31:22 PM	-	TRNF FRM 777705800081	CR	29,75,634.66	1,20,57,447.3
28	M3393155	28/07/2020	28/07/2020 06:46:37 PM	-	TRFR TO:017705009951	DR	1,20,57,000.00	447.3
29	S80038819	28/07/2020	28/07/2020 10:38:19 PM	-	TRNF FRM 777705800081	CR	15,72,375.89	15,72,823.2
30	S94538382	29/07/2020	29/07/2020 10:42:32 PM	-	TRNF FRM 777705800081	CR	17,83,304.60	33,56,127.8



32	M32/0091	31/07/2020	31/07/2020 02:48:42 PM	TRFR TO:ACE INFRACITY	DR	33,56,000.00	
33	S32472118	31/07/2020	01/08/2020 12:05:58 AM	TRNF FRM 777705800081	CR	17,97,073.60	
34	S48955326	01/08/2020	01/08/2020 10:23:00 PM	TRNF FRM 777705800081	CR	2,10,000.00	37,
35	S356902	04/08/2020	04/08/2020 10:38:49 PM	TRNF FRM 777705800081	CR	2,83,574.20	39,89,0
36	S18579279	05/08/2020	05/08/2020 10:42:45 PM	TRNF FRM 777705800081	CR	69,959.40	40,59,032
37	S35735805	06/08/2020	06/08/2020 10:50:42 PM	TRNF FRM 777705800081	CR	31,96,220.30	72,55,252
38	S55057549	07/08/2020	07/08/2020 10:36:18 PM	TRNF FRM 777705800081	CR	8,40,000.00	80,95,252
39	S4629020	10/08/2020	10/08/2020 10:39:40 PM	TRNF FRM 777705800081	CR	25,39,247.90	1,06,34,500
40	M3343067	11/08/2020	11/08/2020 05:45:06 PM	TRFR TO:ACE INFRACITY DEVELOPERS	DR	1,06,34,000.00	500.
41	S22793046	11/08/2020	11/08/2020 10:26:25 PM	TRNF FRM 777705800081	CR	10,98,311.20	10,98,811.
42	S39759099	12/08/2020	12/08/2020 11:03:01 PM	TRNF FRM 777705800081	CR	8,97,383.90	19,96,195.
43	S56264918	13/08/2020	13/08/2020 10:24:34 PM	TRNF FRM 777705800081	CR	12,33,869.48	32,30,065.
44	M3461316	14/08/2020	14/08/2020 06:13:03 PM	TRFR TO:017705009951	DR	32,30,000.00	65.
45	S73561128	14/08/2020	14/08/2020 10:25:30 PM	TRNF FRM 777705800081	CR	23,75,284.10	23,75,349.
46	S18417816	17/08/2020	17/08/2020 10:24:29 PM	TRNF FRM 777705800081	CR	11,89,522.60	35,64,871.
47	M3308623	18/08/2020	18/08/2020 05:12:59 PM	ACE INFRACITY DEVELOPERS	DR	23,75,000.00	11,89,871.
48	S35257909	18/08/2020	18/08/2020 10:28:39 PM	TRNF FRM 777705800081	CR	12,04,604.10	23,94,475.
49	S52220563	19/08/2020	19/08/2020 10:46:28 PM	TRNF FRM 777705800081	CR	10,51,152.90	34,45,628.
50	S69050250	20/08/2020	20/08/2020 10:25:24 PM	TRNF FRM 777705800081	CR	9,56,962.30	44,02,591.
51	M3135691	21/08/2020	21/08/2020 12:40:38 PM	ACE INFRACITY	DR	34,45,000.00	9,57,591.
52	S86043634	21/08/2020	21/08/2020 11:06:19 PM	TRNF FRM 777705800081	CR	64,35,905.00	73,93,496.
53	S28609270	24/08/2020	24/08/2020 10:34:56 PM	TRNF FRM 777705800081	CR	20,33,805.90	94,27,302.
54	S45977730	25/08/2020	25/08/2020 10:25:54 PM	TRNF FRM 777705800081	CR	11,17,831.40	1,05,45,133.
55	S62932022	26/08/2020	26/08/2020 10:32:58 PM	TRNF FRM 777705800081	CR	10,50,000.00	1,15,95,133.
56	M3337732	27/08/2020	27/08/2020 04:11:47 PM	TRFR TO:ACE INFRACITY DEVELOPERS PRIVATE	DR	1,15,00,000.00	95,133.
57	S78993545	27/08/2020	27/08/2020 10:25:26 PM	TRNF FRM 777705800081	CR	2,92,220.60	3,87,354.
58	S96419219	28/08/2020	28/08/2020 10:32:10 PM	TRNF FRM 777705800081	CR	6,14,100.90	10,01,454.
59	S12518746	29/08/2020	29/08/2020 10:28:08 PM	TRNF FRM 777705800081	CR	5,54,400.00	15,55,854.
60	S47583568	31/08/2020	31/08/2020 11:31:51 PM	TRNF FRM 777705800081	CR	9,12,289.70	24,68,144.
61	S28162773	04/09/2020	04/09/2020 10:32:58 PM	TRNF FRM 777705800081	CR	7,49,000.00	32,17,144.
62	M3115395	05/09/2020	05/09/2020 11:50:21 AM	TRFR TO:ACE INFRACITY	DR	24,68,000.00	7,49,144.
63	S47917506	05/09/2020	05/09/2020 10:23:36 PM	TRNF FRM 777705800081	CR	23,62,506.30	31,11,650.
64	S83864419	07/09/2020	07/09/2020 10:28:44 PM	TRNF FRM 777705800081	CR	1,50,216.50	32,61,867.
65	S3643607	08/09/2020	08/09/2020 10:25:19 PM	TRNF FRM 777705800081	CR	3,42,958.70	36,04,826.
66	M3379961	10/09/2020	10/09/2020 05:01:02 PM	TRFR TO:ACE INFRACITY	DR	31,11,000.00	4,93,826.
67	S6570797	14/09/2020	14/09/2020 10:27:22 PM	TRNF FRM 777705800081	CR	7,00,000.00	11,93,826.
68	S25564383	15/09/2020	15/09/2020 10:38:44 PM	TRNF FRM 777705800081	CR	26,14,258.07	38,08,084.
69	S43296128	16/09/2020	16/09/2020 11:02:00 PM	TRNF FRM 777705800081	CR	10,84,012.00	53,02,002.

498	18/09/2020	18/09/2020 09:59:47 AM	017705009951	UK	57,92,000.00	12,60,997.2	
2810205	18/09/2020	18/09/2020 10:21:37 PM	TRNF FRM 777705800081	CR	6,30,000.70	18,90,997.9	
S90341434	19/09/2020	19/09/2020 11:16:38 PM	TRNF FRM 777705800081	CR	24,19,179.00	43,10,176.9	
4	M3529529	21/09/2020	21/09/2020 07:01:11 PM	TRFR TO:ACE INFRACITY DEVELOPERS PRIVATE	DR	43,10,000.00	176.9
75	S21572463	21/09/2020	21/09/2020 10:29:53 PM	TRNF FRM 777705800081	CR	8,09,745.30	8,09,922.2
76	S38802512	22/09/2020	22/09/2020 10:34:11 PM	TRNF FRM 777705800081	CR	7,65,548.00	15,75,470.2
77	S55332872	23/09/2020	23/09/2020 10:21:57 PM	TRNF FRM 777705800081	CR	23,10,000.00	38,85,470.2
78	S72295844	24/09/2020	24/09/2020 10:26:08 PM	TRNF FRM 777705800081	CR	20,35,317.90	59,20,788.1
79	M3376519	25/09/2020	25/09/2020 05:18:33 PM	TRFR TO:ACE INFRACITY DEVELOPERS PRIVATE	DR	38,85,000.00	20,35,788.1
80	S89951041	25/09/2020	25/09/2020 10:28:51 PM	TRNF FRM 777705800081	CR	19,40,745.10	39,76,533.2
81	S36588981	28/09/2020	28/09/2020 10:26:23 PM	TRNF FRM 777705800081	CR	35,34,029.10	75,10,562.3
82	S55100748	29/09/2020	29/09/2020 10:30:30 PM	TRNF FRM 777705800081	CR	42,68,434.80	1,17,78,997.1
83	M3187796	30/09/2020	30/09/2020 12:43:54 PM	TRFR TO:017705009951	DR	75,10,000.00	42,68,997.1
84	S77737162	30/09/2020	30/09/2020 11:54:15 PM	TRNF FRM 777705800081	CR	16,12,581.60	58,81,578.7



Date: 13.10.2020

NO LIEN CERTIFICATE

This is to certify that there is no lien against the account details mentioned below.

Account number: 777705800082

Account name: GODREJ ACE 150 PHASE 1 70 ACCOUNT

This certificate is issued on specific request of the client without any risk and responsibility of the bank or any of its officials.

For ICICI bank Ltd.

Authorized Signatory





[IVW_245796_10.67.241.59_20201013140235]



Your Details With Us:

M/S.GODREJ ACE 150 PHASE 1 70 ACCOUNT
ACE INFRACITY DEVELOPERS,PVT LTD PLOT NO 1B,
SECTOR 126
NOIDA
UTTAR PRADESH - INDIA - 201301



Your Base Branch: SCO 31, SECTOR 18, UDYOG VIHAR, GURGAON, GURGAON, 122015

Summary of Account as on 30-09-2020

I. Operative Account in INR

Type of Account	Account Number	Balance (INR)	MICR	IFSC	Nomination
Current	777705800082	58,81,578.73 Cr	110229192	ICIC0006615	Not Registered
TOTAL		58,81,578.73 Cr			

Statement of transactions in Current account number: 777705800082 In INR For the period 01-09-2020 To 30-09-2020

Date	Particulars	Chq.No.	Withdrawals	Deposits	Autosweep	Reverse Sweep	Balance(INR)
01-09-2020	B/F						24,68,144.66 Cr
04-09-2020	TRNF FRM 777705800081		0.00	7,49,000.00			32,17,144.66 Cr
05-09-2020	TRFR TO: ACE INFRACITY		24,68,000.00	0.00			7,49,144.66 Cr
05-09-2020	TRNF FRM 777705800081		0.00	23,62,506.30			31,11,650.96 Cr
07-09-2020	TRNF FRM 777705800081		0.00	1,50,216.50			32,61,867.46 Cr
08-09-2020	TRNF FRM 777705800081		0.00	3,42,958.70			36,04,826.16 Cr
10-09-2020	TRFR TO: ACE INFRACITY		31,11,000.00	0.00			4,93,826.16 Cr
14-09-2020	TRNF FRM 777705800081		0.00	7,00,000.00			11,93,826.16 Cr
15-09-2020	TRNF FRM 777705800081		0.00	26,14,258.07			38,08,084.23 Cr
16-09-2020	TRNF FRM 777705800081		0.00	19,84,913.00			57,92,997.23 Cr
17-09-2020	TRNF FRM 777705800081		0.00	12,60,000.00			70,52,997.23 Cr
18-09-2020	017705009951		57,92,000.00	0.00			12,60,997.23 Cr
18-09-2020	TRNF FRM 777705800081		0.00	6,30,000.70			18,90,997.93 Cr
19-09-2020	TRNF FRM 777705800081		0.00	24,19,179.00			43,10,176.93 Cr
21-09-2020	TRFR TO: ACE INFRACITY DEVELOPERS PRIVATE		43,10,000.00	0.00			176.93 Cr
21-09-2020	TRNF FRM 777705800081		0.00	8,09,745.30			8,09,922.23 Cr
22-09-2020	TRNF FRM 777705800081		0.00	7,65,548.00			15,75,470.23 Cr
23-09-2020	TRNF FRM 777705800081		0.00	23,10,000.00			38,85,470.23 Cr
24-09-2020	TRNF FRM 777705800081		0.00	20,35,317.90			59,20,788.13 Cr
25-09-2020	TRFR TO: ACE INFRACITY DEVELOPERS PRIVATE LIMITED		38,85,000.00	0.00			20,35,788.13 Cr
25-09-2020	TRNF FRM 777705800081		0.00	19,40,745.10			39,76,533.23 Cr
28-09-2020	TRNF FRM 777705800081		0.00	35,34,029.10			75,10,562.33 Cr
29-09-2020	TRNF FRM 777705800081		0.00	42,68,434.80			1,17,78,997.13 Cr
30-09-2020	TRFR TO: 017705009951		75,10,000.00	0.00			42,68,997.13 Cr
30-09-2020	TRNF FRM 777705800081		0.00	16,12,581.60			58,81,578.73 Cr
Page Total:			2,70,76,000.00	3,04,89,434.07	0.00	0.00	58,81,578.73 Cr

Legends for transactions in your account statement

VAT/MAT/NFS - Cash withdrawal at other Bank ATM's
EBA - Transaction on ICICI direct
VPS/IPS - Debit card transaction
TOP - Mobile recharge

INF - Internet fund transfer in linked accounts
BIL - Internet Bill payment or funds transfer to Third party

For ICICI Bank Limited



Category of service: Banking & Financial Services. Registration No MIV/ST/Bank & Finc/4

REGD ADDRESS: ICICI BANK TOWER, NEAR CHAKLI CIRCLE, OLD PADRA ROAD, VADODARA - 390 007, INDIA
This is an authenticated intimation/statement. Customers are requested to immediately notify the Bank of any discrepancy in the statement



TO WHOM IT MAY CONCERN

This is to certify that Project **Godrej Palm Retreat 1** situated at Plot No. **SC 02F**, Sector **150 Noida Gautam Budh Nagar, Uttar Pradesh** and registered with UPRERA vide registration Number **UPRERAPRJ745601** is maintaining following mentioned RERA a/c with ICICI Bank, SC031, sector 18, Gurgaon-122016

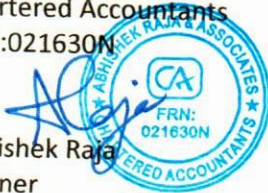
S.NO.	RERA ACCOUNT NUMBER	ACCOUNT NAME
1.	777705800081	GODREJACE150 PHASE1
2	777705800082	GODREJ ACE152 PHASE1 70 ACCOUNT

We hereby certify that there is no lien on the above said RERA Accounts with ICICI Bank, Gurgaon. We are enclosing herewith the No Lien certificate of ICICI Bank along with certified accounts statement of above mentioned account for the period **01.07.2020 to 30.09.2020** along with certificate.

The Above Certificate has been issued at specific request of the company based upon the presentation of no lien certificate of ICICI Bank and Accounts Statement of ICICI Bank to us.

For Abhishek Raja & Associates
Chartered Accountants
FRN:021630N

Abhishek Raja
Partner
M.NO.506930



Ace Palmretreat1 RERA-PRJ745601
Ace Palmretreat2 RERA- PRJ124632

UDIN: 20506930AAAAWK5122
UDIN: 20506930AAAAWL9081

Date: 15-Oct-20
Place: New Delhi