

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 30.06.2024

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

Dated :-08.07.2024

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-02/ 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	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;	7439	10507
	(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	10507

S.No.	Particulars	Total Cost Estimated	Amount Incurred (actual out-flow) till now
		3	4
1	2	3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA		3
	(b) Fees paid to Local Authority		2
	(c) Consultant/Architect Fees (directly attributable to project)	646	657
	(d) Any other (specify) : Lease Rent		1086
	SUB TOTAL FEES PAID (In Rs.)	646	1749
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	23044	8426
	(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;		17067
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		1207
	Sub Total of Construction Cost (In Rs.) (sum of (a) to (d) of Row 3a)	23044	26700
3B	Cost of construction incurred (As Certified by Project Engineer)	0	0
3C	Total Construction Cost (Lower of 3A and 3B.)	23044	0
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)	1783	1122
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	24827	1122
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	32912	38956

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	110%
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)%	118.36%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	42269
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	29588
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)	38955
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)	28696
11	Balance available in Designated A/c.	193
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	10259

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

UDIN: 24506930BKBNRG5898

Place: New Delhi

Date: 15-Jul-2024