



Abhishek Raja & Associates

Chartered Accountants

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 -2] for Construction of 430 Residential Units and 21 commercial units Tower/Block/Building(s)(PHASE 1&2) 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(12750Sq.mtrs of phase -2), being developed by ACE Infracity Developers Pvt Ltd [Promoter] having RERA Registration No: UPRERAPRJ124632, Designated A/C No.777705800084 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;	4554	4543
	(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
		116	2
	SUB TOTAL LAND COST (in Rs.)	4670	4545

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) : Lease Rent		
	SUB TOTAL FEES PAID (in Rs.)	0	0
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	23161	20
	(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;		0
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		39
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	23161	59
	Cost of construction incurred (As Certified by Project Engineer)	0	0
3B			
3C	Total Construction Cost (Lower of 3A and 3B.)	23161	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)	0	0
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	23161	59
3			
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	27831	4604
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		0.0%

ABHISHEK RAJA & ASSOCIATES
FRN: 123456789

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)%	16.54%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	0
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0
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)	4604
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)	0
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)	4604

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: 20506930AAAAWL9081

Date: 14-Oct-20

Place: New Delhi

DETAILED STATEMENT

Transactions List - -GODREJ ACE 150 PHASE 2 70 ACCOUNT (INR) - 777705800084

No.	Transaction ID	Value Date	Txn Posted Date	ChequeNo.	Description	Cr/Dr	Transaction Amount(INR)	Available Balance(INR)
1	M3293962	17/07/2020	17/07/2020 03:38:16 PM	-	TRFR FROM:ACE INFRACITY	CR	1,000.00	1,000.00





[IVW_245796_10.67.241.59_20201013140325]



Your Details With Us:

M/S.GODREJ ACE 150 PHASE 2 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, 122018

Summary of Account as on 31-07-2020

I. Operative Account in INR

Type of Account	Account Number	Balance (INR)	MICR	IFSC	Nomination
Current	777705800084	1,000.00 Cr	110229192	ICIC0006615	Not Registered
TOTAL		1,000.00 Cr			

Statement of transactions in Current account number: 777705800084 in INR For the period 01-07-2020 To 31-07-2020

Date	Particulars	Chq.No.	Withdrawals	Deposits	Autosweep	Reverse Sweep	Balance(INR)
01-07-2020	B/F						0.00
17-07-2020	TRFR FROM ACE INFRACITY		0.00	1,000.00			1,000.00 Cr
Page Total:			0.00	1,000.00	0.00	0.00	1,000.00 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

Authorised Signatory



Date: 13.10.2020

NO LIEN CERTIFICATE

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

Account number: 777705800084

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





TO WHOM IT MAY CONCERN

This is to certify that Project **Godrej Palm Retreat 2** situated at Plot No. **SC 02F , Sector 150 Noida Gautam Budh Nagar, Uttar Pradesh** and registered with UPRERA vide registration Number **UPRERAPRJ124632** is maintaining following mentioned RERA a/c with ICICI Bank, SC031, sector 18, Gurgaon-122016

S.NO.	RERA ACCOUNT NUMBER	ACCOUNT NAME
1.	777705800083	GODREJACE150 PHASE1
2	777705800084	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	UDIN: 20506930AAAANK5122
Ace Palmretreat2 RERA- PRJ124632	UDIN: 20506930AAAANK9081

Date: 15-Oct-20
Place: New Delhi