

Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30.06.2024		Dated :-08.07.2024	
Certification work Assigned vide letter No.-----			
Subject: Certificate of amount incurred on [GODREJPALMRETREAT -2] for Construction of 211 Residential Units Tower/Block/Building(s)(PHASE 2) 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(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			
		Rs. in lacs	Rs. in lacs
S.No.	Particulars	Total Cost Estimated	Amount Incurred
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	7061
	(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.	116	2
	SUB TOTAL LAND COST (in Rs.)	4670	7063
S.No.	Particulars	Total Cost Estimated	Amount Incurred
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)		6
	(d) Any other (specify) : Lease Rent		
	SUB TOTAL FEES PAID (in Rs.)	312	6
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	11547	3435
	(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;		6660
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		255
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	11547	10350
	Cost of construction Incurred (As Certified by Project Engineer)	0	8107
3B	Total Construction Cost (Lower of 3A and 3B.)	0	8107
3C			
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	118
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	11547	8225
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	16217	17419

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	70.81%
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)%	107.41%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	21732
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	15212
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)	17419
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)	16053
11	Balance available in Designated A/c.	0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	1366

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: 24506930BKBNRH7057

Place: New Delhi

Date: 15-Jul-2024