



REG - 3

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 31.12.2021
Certification work Assigned vide letter No. _____ Dated - 12.01.2022

Subject: Certificate of amount incurred on [Project Name] for Construction of 11 Tower/Block/Building(s) ACE Parkway situated on Phasra no /Plot No 5001/ 88 Sector 150 Huda 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 sq. meter area, being developed by ACE Infracity Developers Pvt Ltd [Promoter] having RERA Registration No: UPRERAPRJ4514, Designated A/C No 033005006897 Bank Name: ICICI BANK

S.No.	Particulars	Total Cost Estimated Rs. in lacs	Amount Incurred (actual out-flow) till now Rs. in lacs
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	5644	6732
	(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	246
	(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);	1484	1484
	(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;	3135	3521
	SUB TOTAL LAND COST (in Rs.)	10263	11982

S.No.	Particulars	Total Cost Estimated	Amount Incurred (actual out-flow) till now
1		3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA		3
	(b) Fees paid to Local Authority		99
	(c) Consultant/Architect Fees (directly attributable to project)		191
	(d) Any other (specify) : Lease Rent	657	132
	SUB TOTAL FEES PAID (in Rs.)	657	424
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	38943	5722
	(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);		8
	(c) Cost of material actually purchased;		17328
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		1267
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	38943	24325
3B	Cost of construction incurred (As Certified by Project Engineer)	38943	27800
3C	Total Construction Cost (Lower of 3A and 3B.)	38943	24325
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	1055
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	38943	25380
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	49863	37787
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		71%
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) %		75.78%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		28286
8	70% Amount to be deposited in Designated Account [0.7*Row 7]		19800
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)		37787
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)		19770
11	Balance available in Designated A/c.		30
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		18016

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 Accountant
Firm Registration No 021630H

(Abhishek Raja)
Partner
M.No 506930
Certificate (UDIN) No 22506930AAAAAD9317



Date: 14-Jan-2022
Place: New Delhi