



CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

REG —3

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

Information as on 31.03.2021

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

Dated :-21.06.2021

Subject: Certificate of amount incurred on [Project Name] for Construction of 11 Tower/Block/Building(s) ACE Parkway situated on Khasra no./Plot No.SC01/ B8, 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 sq. meter area, being developed by ACE Infracity Developers Pvt Ltd [Promoter] having RERA Registration N: UPRERAPRJ4514, Designated A/C No.033005006897 Bank Name: ICICI BANK

S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred (actual out-flow) till
1	Land Cost	3	4
	(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	3217
	SUB TOTAL LAND COST (in Rs.)	10263	11679

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	Project Clearance Fees	3	4
	(a) Fees paid to RERA		3
	(b) Fees paid to Local Authority		99
	(c) Consultant/Architect Fees (directly attributable to project)		153
	(d) Any other (specify) : Lease Rent	657	90
	SUB TOTAL FEES PAID (in Rs.)	657	345
3A	Cost of Development And construction	657	345
	(a) Cost of services (water, electricity to construction site), Site Overheads;	38943	4272
	(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;		14096
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		1100
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	38943	19476
	Cost of construction incurred (As Certified by Project Engineer)	38943	22400
3B	Total Construction Cost (Lower of 3A and 3B.)	38943	19467
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	685
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	38943	20152
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	49863	31500

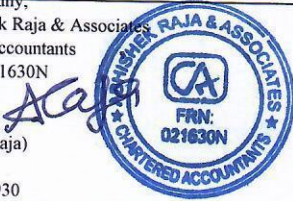


5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	57%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	63.17%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	17695
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	12387
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost *	31498
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)	12313
11	Balance available in Designated A/c.	73
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	19185

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.

Yours faithfully,

For Abhishek Raja & Associates
Chartered Accountants
FRN No. 021630N



(Abhishek Raja)

Partner

M. No. 506930

Certificate (UDIN) No. – 21506930AAAAQX3465

Place: New Delhi

Date: 21st June 2021

**FORM-R
ENGINEER'S CERTIFICATE**

Date 31 March 2021

Subject: (For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Certificate of Percentage of Completion of Construction Work of Ace Parkway No. of Building(s)/ Eleven Tower(s) of the one Phase of the Project Ace Parkway UPRERAPRJ4514 situated on the Khasra No/ Plot no: SC-01/B-08 Sector 150 Noida, Demarcated by its boundaries (latitude and longitude of the end points) 28° 25' 57.11" N to the North 28° 25' 47.99" N and 77° 28' 55.37" E to the East 77° 28' 55.24" E of village Kondli Bangar Tehsil Gautam Buddha Nagar Competent/ Development authority Noida District Gautam Buddha Nagar PIN 201301 admeasuring 45604 sq.mts. area being developed by Ace Infracity Developers Pvt Ltd.

I/We B R Singh have undertaken assignment as Project Engineer of certifying Percentage of Completion Work of the Ace Parkway Building(s)/ Eleven Block/Tower (s) of the Project, situated on the Khasra No/ Plot no SC-01/B-08 Sector 150 Noida of village Kondli Bangar Tehsil Gautam Buddha Nagar competent/ development authority Noida District Gautam Buddha Nagar PIN 201301 admeasuring 45604 sq.mts. area being developed by Ace Infracity Developers Pvt Ltd.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) Shri Rajeev Kumar as Architect;
- (ii) Shri Kamal Kumar Sahharwal as Structural Consultant
- (iii) Shri Anand Havelia as MEP Consultant
- (iv) Shri BR Singh as Project Engineer

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as Rs. 389.43 Cr (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date 31 March 2021 is calculated at Rs. 224 CR (Total of S. No. 7 in Table B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 151.77 cr (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31 March 2021 date is as given in Tables A and B below:

Table A of Ace Parkway UPRERAPRJ4514

S.No.	Particulars	Unit	Tower -1	Tower -2	Tower -3	Tower -4	Tower -5	Tower -6	Tower -7	Tower -8	Tower -9	Tower -10	Tower -11	Basement	Total
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority (based on the original Estimated cost)	Rs (crore)	22	19	22	24	24	24	18	14	20	20	20	82	309
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs (crore)	21	17.3	20.5	20.2	3.3	2.65	1.75	1.38	19.3	20	20	58.3	205.68
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	%	95%	91%	93%	84%	14%	11%	10%	10%	97%	100%	100%	71%	66.6%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs (crore)	1	1.7	1.5	3.8	20.7	21.35	16.25	12.62	0.7	0	0	23.7	79.62
5	Cost incurred on Additional/ Extra items not included in the Estimated Cost (Annexure A)	Rs (crore)	0	0	0	0	0	0	0	0	0	1.5	0.4	0	1.9
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra Items (1*100)/(2+5))	%	95%	91%	93%	84%	14%	11%	10%	10%	97%	100%	100%	71%	67.2%

TABLE B

Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Unit	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	Rs (crore)	80.43
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs (crore)	8.28
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	%	10.3%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs (crore)	72.15
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs (crore)	7.86
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5))	%	20.1%
7	Total cost (Table A + B) incurred (based on the actual cost incurred)	Rs (crore)	223.72
8	Work done in percentage (A + B) (based on the actual cost incurred) Sr No 7 of Table B/ total estimated cost of the project	%	57.45%

Signature of Engineer

Name B R Singh
Address H.No. 407, S1, Niti Khand 1, Indirapuram, Ghaziabad
Aadhar N° 415995078980
PAN No. AURPS8063Q



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