Abhishek Raja & Associates
Chartered Accountants

Form — 5

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

Information as on 17.01.2024

Certification work Assigned vide letter No.-------------------------- Dated :-17.01.2024

Subject: Certificate of Eastimated Project Cost for Project **[ACE TERRA]** for Construction of Group Housing Projects/commercial Retail units Tower/Block/Building(s) situated on Khasra no./Plot No. P5&P6,TS-02/A Sector-22D, Yamuna Express Way Development Authority ,Gautam Budh Nagar , U.P 201310 demarcated by its boundaries to the North, to the South, to the East to the West of Village , Tehsil Competent Authority/Development Authority, District: Gautam Budh Nagar ,Land Area admeasuring 44440.5 sq. meter area, being developed by **AJAY REALCON INDIA LLP [Promoter]** ***having RERA Registration No:*** **, Ajay Realcon India LLP RERA COLLECTION ACCOUNT ACE TERRA -157905004111 ,Ajay Realcon India LLP RERA SEPERATE ACCOUNT ACE TERRA -157905004110 , Ajay Realcon India LLP RERA Transaction ACCOUNT ACE TERRA -157905004109 ; Bank Name: ICICI BANK LTD, B-36 SECTOR-132 NOIDA-201301(U.P).**

S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs 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;	7400	
	(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);		
	(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.		
	SUB TOTAL LAND COST (in Rs.)	**7400**	**0**

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;	75400	
	(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;		
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	**75400**	**0**
3B	*Cost of construction incurred (As Certified by Project Engineer)*	0	0
3C	*Total Construction Cost (Lower of 3A and 3B.)*	0	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)*	5400	0
3	*TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)*	5400	0
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	**88200**	0

OFFICE : 2nd Floor, Plot No. R-2, Block-R, Near Electricity Transformer, Main Market, Shakarpur, Delhi-110092
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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0%
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)%	0.00%
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. **(Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)**	0
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.	0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	0

This certificate is being issued on specific request of M/s AJAY REALCON INDIA LLP (Name of the Promoter) for UP RERA compliance. The certification is based on the information and records produced before us and is true and correct to the best of our knowledge and belief.

For Abhishek Raja & Associates,
Chartered Accountants
FRN 21630N

ABHISHEK RAJA & ASSOCIATES CA FRN 021630N CHARTERED ACCOUNTANTS

Abhishek Raja,
Partner,
M . No. 506930
UDIN: 24506930BKBNJP7836

Place: New Delhi
Dated: 18-Jan-2024