



CHARTERED ACCOUNTANT CERTIFICATE

Estimated Cost of Real Estate Project "Godrej Palm Retreat-1"
Plot No. SC-02F, Sports City, Sector -150, Noida, Gautam Budh Nagar
For Registration with Real Estate Regulatory Authority, Uttar Pradesh

Sr. No	Particulars	Amount* (in Crores)
		Estimated
1	Land cost :	
	a. Acquisition Cost of Land or Development Rights, lease premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	72.1
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive Under DCR from Local Authority or State Government or any Statutory Authority	-
	c. Liaison Cost	2.29
	Sub-Total of LAND COST	74.38

2	Development Cost/Cost of Construction :	
	a. (i) Cost of Construction	230.44
	Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	
	(ii) Other cost (Salaries, Consultants 'Fees, Overheads, External Infra, DM Fee etc) excluding Marketing related cost	147.11
	b. payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	64.51
	c. External Funding (Interest)	17.83
	Sub-Total of Development Cost	459.89
3	Total Estimated Cost and Incurred Cost of the Real Estate Project (1) + (2)	534.28

Designated Bank Account under this certificate are as under:

1. ICICI BANK GODREJ ACE 150 PHASE I - 777705800081



2. ICICI BANK GODREJ ACE 150 PHASE I 70 Account - 777705800082
3. ICICI BANK GODREJ ACE 150 30 Account - 777705800085

This certificate is being issued for RERA compliance for the company **Ace Infracity Developers Pvt Ltd** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For Abhishek Raja & Associates
Chartered Accountants
FRN: 021630N



Abhishek Raja
Partner
M. No. 506930

Date: 04-Jun-2019
Place: New Delhi