



CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 11.05.2021

Certification work Assigned vide letter No. _____

Dated :-11.05.2021

Subject: Certificate of amount incurred on [ACE STARLIT] for Construction of 492 Residential Units and 34 commercial units Tower/Block/Building(s) situated on Khasra no./Plot No. SC-01/ 9, Sector-152 Noida demarcated by its boundaries (latitude 28.445139043259132 and longitude 77.47142835727693 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 27496sq. meter area, being developed by STAR LAND CRAFT PVRT. LTD [Promoter] having RERA Registration No: _____, Designated A/C No. 157905003097 SLPL-ACE STARLIT RERA RETENTION A/C; 157905003102 ACE STARLIT RERA COLLECTION A/C; 157905003105 ACE STARLIT EXPENSES A/C Bank Name: ICICI BANK LTD. SECTOR - 132 NOIDA(U.P)

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	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;	7328	3065
	(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);	444	444
	(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.	3286	1496
	SUB TOTAL LAND COST (in Rs.)	11058	5005

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		1
	(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	1
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	22000	
	(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)	22000	0
3B	Cost of construction incurred (As Certified by Project Engineer)	0	0
3C	Total Construction Cost (Lower of 3A and 3B.)	22000	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)	1783	
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	23783	0
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	34841	5006




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)%	14.37%
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. Proportionate Cost Incurred on the Project (Total Estimated Cost * (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		

For Abhishek Raja & Associates

Chartered Accountants

FRN 021630N

Abhishek Raja

Partner

M. No. 506930

Certificate (UDIN) Number: 21506930AAAANS5826

Date: 11-May-2021

Place: New Delhi

