



Information as on 11.02.2026

Subject: Certificate of Estimated Project Cost for Project [ACE TECH] for IT/ITES Development for Plot No.5A Sector- Techzone Greater Noida G B Nagar, (U.P) No. of Building(s)/ plots(s) of the Project situated on the Plot No .5A, Sector- Techzone, GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY G B Nagar, (U.P) Demarcated by its boundaries (latitude and longitude of the end points) LATITUDE 28°24'50.99 N to the North LONGITUDE 77°31'02.55 West to the North LTITUDE 28°24'19.34 N; Longitude 77°31.10.52 E Tashil : Dadri Comptent Development Authority GNIDA Gautan Budh Nagar admeasuring 48567 sq.mts. area being developed by M/S Star Landcraft Pvt. Ltd. [Promoter], having RERA Registration No: UPRERA PRJ , STAR LANDCRAFT PVT.LTD COLLECTION ACCOUNT FOR ACE TECH-534405000228; STAR LANDCRAFT PVT.LTD SEPERATE ACCOUNT FOR ACE TECH -534405000229, STAR LANDCRAFT PVT.LTD RERA TRANSACTION ACCOUNT FOR ACE TECH - 534405000230 Bank Name: ICICI BANK LTD, , KI, SENIOR MALL, SECTOR 18, NOIDA-201301 (U.P)

PART A

S.No.	Particulars	Rs. in lacs Total Estimated Cost	Rs. in lacs Amount incurred till last quarter	Rs. in lacs Amount incurred during the quarter	Rs. in lacs Amount incurred till now
1	2	3	4	5	6
1	Land Cost				
	(a) Acquisition cost of land and legal costs on land transaction:				
	(a.1) For Project Estimation Purpose				
	i - In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	11,060.00			
	ii- In case of acquisition through Joint Development Agreement with land owner, the consideration as specified in the Joint Development Agreement or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	-			
	iii- In case of inherited /gifted/ through will, the cost of land shall be as per the DM circle rate on the date of application of registration of project in U P RERA	-			
	TOTAL OF LAND COST - For Project Estimation Purpose	11,060.00			
	(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account				
	i - In case of acquisition through Purchase, the actual purchase price will be considered.	11,060.00	6,690.00	-	6,690.00
	ii- In case of acquisition through Joint Development Agreement with land owner, the cost of land shall be the actual cost incurred by the landowner	-	-	-	-
	iii- In case of inherited /gifted/ through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter	-	-	-	-
	TOTAL OF LAND COST - For % completion and withdrawal purpose	11,060.00	6,690.00	-	6,690.00
	(b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government or Statutory Authority, if any;	-	-	-	-
	(c) 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);	953.17	953.17	-	953.17
	(d) Interest (Other than Penal Interest and Penalties etc.)				
	a) paid to Financial Institution, Scheduled Banks, NBFC on loan/ borrowing provided such loan/ borrowing has been utilised for purchase of land	-	-	-	-
	b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR) provided such loan has been utilised for purchase of land	-	-	-	-
	c) paid to the Competent Authority for acquisition of land	-	-	-	-
	TOTAL OF LAND COST				
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	12,013.17			
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	12,013.17	7,643.17	-	7,643.17
2	Project Clearance Fees				
	(a) Fees paid to RERA	-	-	-	-
	(b) Fees paid to Local Authority	-	-	-	-
	(c) Consultant/Architect Fees (directly attributable to project)	1,037.00			
	(d) Any other (specify): Lease Rent	1,251.00	275.27	-	275.27
	TOTAL OF FEES PAID	2,288.00			
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site), Site Overheads,	70,000.00			
	(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);	-	-	-	-
	(c) Cost of materials actually purchased,	-	-	-	-
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	-	-	-	-
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	70,000.00			

3B	Cost of Construction and Development Incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)				
3C	Total Construction and Development Cost (Lower of 3A and 3B.)				
3D	Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilised for construction of this project: a) paid to Financial Institution, Scheduled Banks, NBFY and b) paid on (Unsecured Loan(s)- this interest amount will be restricted to State Bank of India - Marginal cost of Fund based lending Rate (SBI-MCLR))	12.91			
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	70,012.91			
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	84,314.08			
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	84,314.08	7,643.17		7,643.17
5	Percentage completion of Construction & Development Work completed as per latest REG-2 i.e. (Amount in Row 4 of REG-2 / Amount in Row 3 of REG-2) x100			0%	
6	Percentage completion of the Project (Proportionate cost incurred on the project to the total estimated cost) (Col.6 of S No. 4B / Col.3 of S No. 4B)			9%	
7	Total amount received from allottees till date since Inception of the Project				
8	70% Amount to be deposited in Separate Account (70%*S No. 7)			0	
9	Loan sanctioned for the project till date (secured and unsecured both)			0.00	
10	Loan disbursed for the project till date (secured and unsecured both)			0.00	
11	Interest on deposits (Flexi facility) credited to the Separate account			0.00	
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)			0	
13	Cumulative Amount that can be withdrawn from Separate a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B * S No. 6)			7643	
14	70% of the principal amount refunded on account of cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier). (The CA will necessarily ensure that units stand cancelled and if the 70% of the principal amount is to be refunded, the details shall be given in Part B of this Certificate)			0.00	
15	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 Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))			0	
16	Computed Balance in Separate A/c as on date (S No. 12 - S No. 15)			0	
17	Actual Balance available in Separate A/c as on date			0	
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil			0	
19	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (Minimum of S No. 17 and (S No. 13 + S No. 14 - S No. 15))			7643	
20	Amount to be directly paid to the vendors/ billers/ contractors/ Allottees (in case of refund as per S No. 15 above) as per Part B of this certificate			0.00	
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)			7643	

his certificate has been issued at request of the Management based on documents produced before us and explanations & information's provided to us.

Thanks & Regards,

For Abhishek Raja & Associates

Chartered Accountants

FRN 02163041



Abhishek Raja

Partner

M. No 506930

Certificate (UDIN) Number 26506930QDAMIZ6761

Date: 23/02/2026

Place: New Delhi

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No. _____

Date:-

Information as on

Subject: Certificate of Estimated Project Cost for Project [ACE TECH] for IT/ITES Development for Plot No 5A Sector- Techzone Greater Noida G B Nagar, (U.P) No. of Building(s)/ plots(s) of the Project situated on the Plot No .5A, Sector- Techzone, GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY G B Nagar, (U.P) Demarcated by its boundaries (latitude and longitude of the end points) LATITUDE 28°24'50.99 N to the North LONGITUDE 77°31'02.55 West to the North LATITUDE 28°24'19.34 N Longitude 77°31'10.52 E Tashil Dadri Comptent Development Authority GNIDA Gautan Budh Nagar admeasuring 48567 sq.mts area being developed by M/S Star Landcraft Pvt. Ltd [Promoter], having RERA Registration No: UPRERAPRJ, STAR LANDCRAFT PVT LTD COLLECTION ACCOUNT FOR ACE TECH-534405000228, STAR LANDCRAFT PVT LTD SEPERATE ACCOUNT FOR ACE TECH -534405000229, STAR LANDCRAFT PVT LTD RERA TRANSACTION ACCOUNT FOR ACE TECH - 534405000230 Bank Name: ICICI BANK LTD, K1, SENIOR MALL, SECTOR 18, NOIDA-201301 (U.P)

PART-B

I/ We also certify that:

Out of the amount reported in Column 6 of S No. 4B above:

- (a) Rs. Nil Lacs has been actually spent on the land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(d) and is, therefore, admissible for withdrawal from the Separate Account.
- (b) Rs Nil Lacs is the amount for which bills/ invoices from the biller/ vendor/ contractor have been received for the work already rendered by them for the land, construction and development work of this project and being due for payment are, therefore, admissible for payment from the Separate Account directly to the biller/ vendor/ contractor in their bank account as per the list given below.
- (c) Rs Nil Lacs is the amount pertaining to the refund to be made to the Allottees where allotted units have been cancelled in compliance of U.P. RERA orders for refund to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement For Sale entered into with that allottee.

(in Rs)

S No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards (detail of work)	Bank Name	IFSC	Bank Account No.
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
Total						

This certificate has been issued at request of the Management based on documents produced before us and explanations & information's provided to us.

Thanks & Regards,

For Abhishek Raia & Associates



Certificate (UDIN) Number 26506930QDAMIZ6761

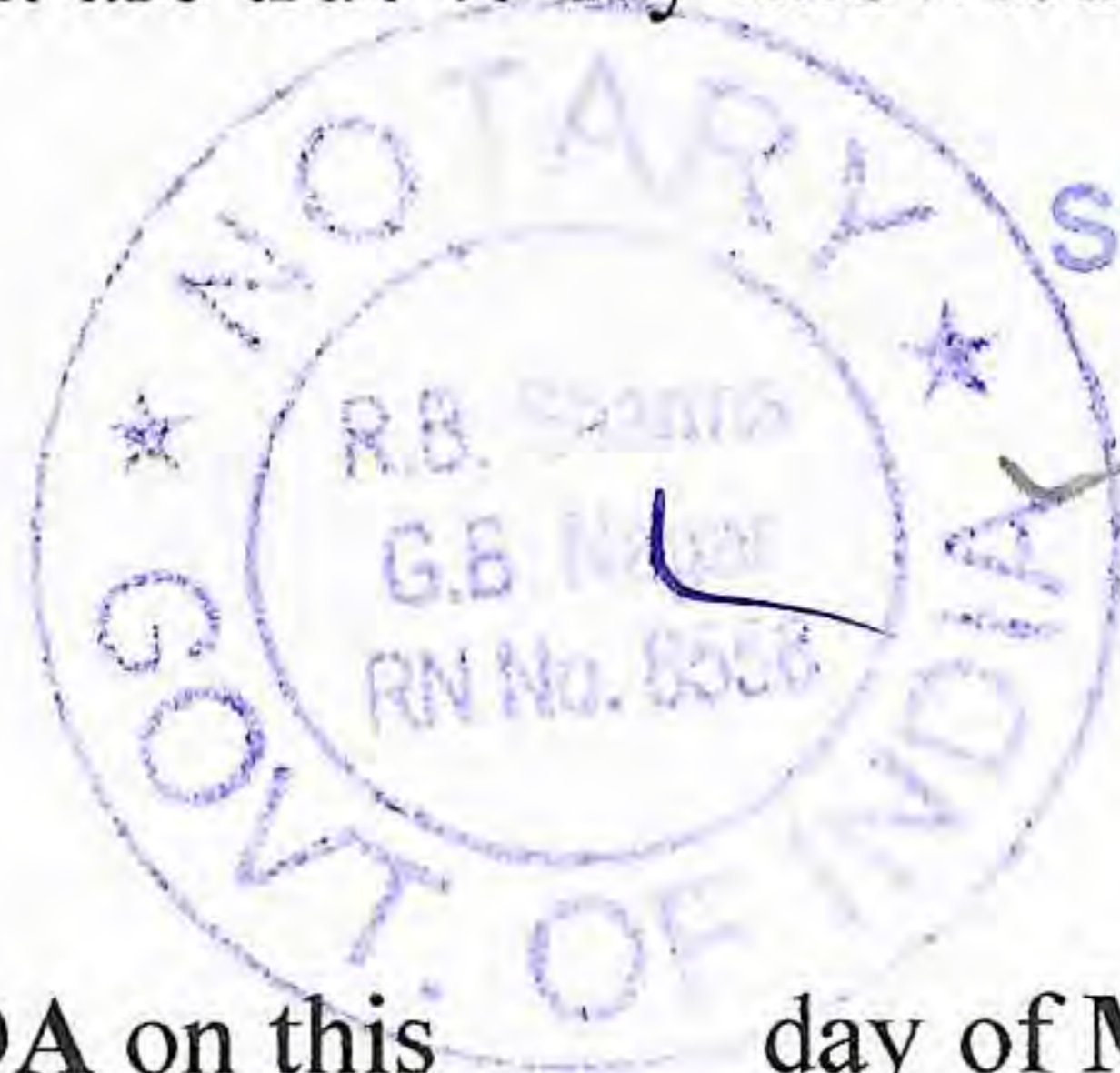
Date: 23/02/2026

Place: New Delhi

AFFIDAVIT

I, **Pratap Singh Rathi S/o Late Sh. Dheeraj Kumar, R/o C -67-68, Sector-44 , Gautam Budh Nagar UP-201303** , do hereby solemnly affirm and state as under:

1. That I am the Authorised Signatory of **M/s Star Landcraft Private Limited** (the "Promoter"), having its registered office at **Plot 01/B, Sector 126 NOIDA UP- 201303**
2. That the Promoter has applied for the registration of the project named "**ACE TECH**" situated at Plot No. 5A, Sector-Techzone, Greater Noida, District **Gautam Buddha Nagar** under Application **ID1921886**.
3. That this affidavit is being submitted in response to the observations raised by the **Uttar Pradesh Real Estate Regulatory Authority (UP RERA)** regarding the interest shown in the Chartered Accountant (CA) certificate.
4. That it is hereby clarified that the interest amount reflected in the CA certificate is based on projected construction finance that may be raised in the future, should the Promoter decide to avail of such facilities.
5. That the Promoter explicitly undertakes that the interest rate calculated and applied by the Chartered Accountant in all project-related financial certifications is, and shall remain, in accordance with the prevailing **State Bank of India (SBI) –MCLR interest rates**.
6. That the Promoter further guarantees that the interest rate charged or accounted for shall not exceed the applicable SBI-MCLR interest rates at any point during the project lifecycle.
7. That the **Promoter (M/s Star Landcraft Private Limited)** shall be solely and fully responsible for ensuring compliance with these interest rate benchmarks and for any discrepancies arising therein.
8. That the Promoter shall comply with all Account Directions, including those dated November 29, 2023, regarding the disclosure of project finance and interest as and when any such facility is availed.
9. That the contents of this affidavit are true to my knowledge and belief, and no part of it is false.



Star Landcraft Pvt. Ltd.

Pratap
Authorised Signatory

DEPONENT PSR

Verification: Verified at **NOIDA** on this _____ day of **March** 2026, that the contents of the above affidavit are true and correct to the best of my knowledge and no material fact has been concealed therefrom.

Star Landcraft Pvt. Ltd.

Pratap
Authorised Signatory

DEPONENT

PSR

ATTESTED

PSR
RAMBIR SHARMA
Advocate Notary
(G.B. Nagar)

19 MAR 2026

FORM-RA 8.**Affidavit for Declaration on Credit Facilities Availed for the project.****(On Company /promoter's Letter Head)**

I, **Pratap Singh Rathi S/o Late Sh. Dheeraj Kumar, R/o C -67-68, Sector-44, Gautam Budh Nagar UP-201303**, promoter of the Proposed Project/duly Authorized by the promoter of the project, do hereby solemnly declare, undertake and state that as on date given in the verification below the following credit facilities (secured/unsecured) have been availed/are in the process of finalization for the project **ACE TECH. Application ID 1921886**.

	Details	
a	Name of Lender	NA
b	Address of Lender's office/Branch	NA
c	Date of Borrowing/first Disbursement	NA
d	Amount Sanctioned	NA
e	Amount Disbursed	NA
f	Outstanding Amount as on date of Affidavit	NA
g	Details of project Assets Given as Mortgage/Security	NA

2. I undertake that funds from the declared credit facility will be deposited in the separate account only.

3. That this affidavit cum FROM RA 8 is being submitted in response to the observations raised by the **Uttar Pradesh Real Estate Regulatory Authority (UP RERA)** regarding the interest shown in the Chartered Accountant (CA) certificate of the Estimated Project Cost dated 23.02.2026.

4..That it is hereby clarified that the interest amount reflected in the CA certificate is based on projected construction finance that may be raised in the future, should the Promoter decide to avail of such facilities.

5.That the Promoter explicitly undertakes that the interest rate calculated and applied by the Chartered Accountant in all project-related financial certifications is, and shall remain, in accordance with the prevailing **State Bank of India (SBI) –MCLR interest rates**.

6.That the Promoter further guarantees that the interest rate charged or accounted for shall not exceed the applicable SBI-MCLR interest rates at any point during the project lifecycle.

7.That the **Promoter (M/s Star Landcraft Private Limited)** shall be solely and fully responsible for ensuring compliance with these interest rate benchmarks and for any discrepancies arising therein.

For Star Landcraft Pvt. Ltd.

✓

Pratap
Authorized Signatory

(PSD)

STAR LANDCRAFT PRIVATE LIMITED

REGD. OFFICE: 7th Floor, Plot No. 01B, Sector-126, Noida, Gautam Budh Nagar, UP- 201303
T: 0120-2487200 / 300 / 400 / 500 • E : secretarial@acegroupindia.com

8. I also confirm that the certificate given by the Chartered Accountant (including UDIN) **CA Naresh Gupta Membership No.085713**, certifying the interest calculation as per SBI MCLR rate on project finance, if any, to be raised by the company in future, as required of the project Account Direction issued by **UPRERA** is enclosed with this affidavit.

9. That the Promoter shall comply with all Account Directions, including those dated November 29, 2023, regarding the disclosure of project finance and interest as and when any such facility is availed.

10. That the contents of this affidavit are true to my knowledge and belief, and no part of it is false.

For Star Landcraft Pvt. Ltd.

✓ 
Authorized Signatory

DEPONENT (PSR)

Verification: Verified at **NOIDA** on this day of **March** 2026, that the contents of the above affidavit are true and correct to the best of my knowledge and no material fact has been concealed therefrom.

For Star Landcraft Pvt. Ltd.

✓ 
Authorized Signatory

DEPONENT

(PSR)

STAR LANDCRAFT PRIVATE LIMITED

REGD. OFFICE: 7th Floor, Plot No. 01B, Sector-126, Noida, Gautam Budh Nagar, UP- 201303
T: 0120-2487200 / 300 / 400 / 500 • E : secretarial@acegroupindia.com

To

Uttar Pradesh Real Estate Regulatory Authority
Rajya Niyojan Sans than (Navin Bhavan) Kalankar House
Old Hyderabad, Lucknow
Uttar Pradesh-226007.

Sub: Certificate.

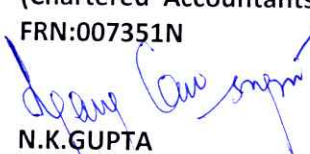
We have examined the Interest Calculation sheet and other relevant records as produced before us by the Management of **M/s.STAR LANDCRAFT PRIVATE LIMITED (CIN U70102UP2012PTC053874)** having its registered office at **ACE STUDIO, 7TH FLOOR ,PLOT NO. 01/B ,SECTOR-126, NOIDA , GAUTAM BUDH NAGAR,UP-201303, INDIA ,** for the period up to 25.03.2026 for the Forthcoming **PROJECT 'ACE TECH'** situated at Plot No. 5A, Sector-Teczone, GNIDA(West), and based on our examination and explanation given by the Management, we hereby certify that the following interest calculation as per SBI –MCLR rate on project finance, if any, is to be raised by the company in future as per direction by project Account Direction issued by **UPRERA.**

Particulars	Nature of Facility	Amount/ Rs (in crores).	Details of the Charge on the MCA portal
Interest in Project Finance	Interest as per the prevailing SBI – MCLR Rate	12.91	Nil

This certificate is being issued on specific request **M/s STAR LANDCRAFT PRIVATE LIMITED (CIN U70102UP2012PTC05387)**, having its registered office at Plot No. 01/B, Sector 126 Noida, Gautam Budh Nagar-201303 (UP) . The certificate is based on the information and records produced before us and is true and correct to the best of our Knowledge and belief.

The Certificate is intended to be submitted for a specific purpose by the Company.

For **MANV & ASSOCIATES,**
(Chartered Accountants)
FRN:007351N


N.K.GUPTA

Partner

M.NO.085713

Dte:26-03-2026

Place: New Delhi

UDIN: 26085713UPYLYP6778

