MANV & ASSOCIATES
Chartered Accountants

D-9/236A, Laxmi Nagar, Delhi-110092, Mob. : 9810323670, E-mail : ca_nkgupta@yahoo.com, www.manvindia.in

Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

No. **Date:-25.06.2026**

Information as on 25.06.2026

Subject: Certificate of Estimated Project Cost for Project [ACE ARTE] Group Housing Development for Plot No.SC-02/G Sector- 150 Noida G B Nagar, (U.P)-201310, 11 No. of Building(s)/ of the Project situated on the Plot No SC-02/G, Sector- 150 NOIDA; G B Nagar, (U.P) -201310 Demarcated by its boundaries (latitude and longitude of the end points) LATITUDE28"43"14.33 N to the North LONGTITUDE77"48'35.83 West to the North LTITUDE28"42"97.94 N: Longtitude 77"48.56.00 E Tashil: Dadri Comptent Development Authority- NOIDA ; Gautan Budh Nagar admeasuring 60000.54 sq.mts. area being developed by M/S Ace Infracity Developers Pvt. Ltd. [Promoter], having RERA Registration No: UPRERAPRJ---------------- ; ACE INFRACITY DEVELOPERS PRIVATE LIMITED (CIN: U70102UP2012PTC052254) SEPERATE ACCOUNT FOR ACE ARTE -157905004676; Bank Name: ICICI BANK LTD, EXPRESS TRADE TOWER -2, PLOT NO. B-36, SECTOR-132,, NOIDA-201303 (U.P)..

PART-A

		Rs.in lacs	Rs. In lacs	Rs. In lacs	Rs. In lacs
S.No.	**Particulars**	**Total Estimated Cost**	**Amount incurred till last quarter**	**Amount incurred during the quarter**	**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 latest the DM circle rate of the subject land, whichever is higher.	17,813.00			
	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 of the subject land on the date of application of registration in U.P. RERA, whichever is higher.	-			
	iii- In case of land being 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	**17,813.00**			
	(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.	17,813.00	13,457.00	-	13,457.00
	ii- In case of acquisition through Joint Development Agreement, the actual cost incurred by the landowner or the value of the subject land at DM Circle Rate of the subject land on the date of application of registration in U.P. RERA, whichever is higher.	-	-	-	-
	iii- In case of land being 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 % completion and withdrawal purpose	**17,813.00**	**13,457.00**	-	**13,457.00**
	(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);	-	-	-	-
	(d) Interest (Other than Penal Interest and Penalties etc.) on loan/ borrowing provided such loan/ borrowing has been utilised for purchase of land i) paid to Scheduled Banks ii) paid to others e.g. NBFC, Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR) iii) 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**	**17,813.00**			
1B	**- For Withdrawal Purpose i.e. a.2+ b+c+d**	**17,813.00**	13,457.00	-	13,457.00
2	**Project Clearance Fees (strictly related to construction and developmment of the this project)**				
	(a) Fees paid to RERA	-	-		-
	(b) Fees paid to Local Authority	-	-	-	-
	(c) Consultant/Architect Fees (directly attributable to project)	878.00	-		-
	(d) Other, if any attributable to project (specify):Lease Rent	4,787.00	-		-
	TOTAL OF FEES PAID	**5,665.00**	-		-

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3A	**Cost of Construction and Development**				
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	-	-	-	-
	(b) b. Depreciation cost of machinery and equipment under the ownership of the promoter based on the actual use of such machinery or equipment in the relevant project, along with cost of maintenance, consumables, etc, as long as these cost are directly incurred on the construction of the said project. In case, the said machinery and equipment are used in more than one project only the apportioned amount of depreciation, the cost of maintenance and consumables shall be charged on the relevant project;	-	-	-	-
	(c) Hiring charges of the machinery and equipment on the basis of actual use in the relevant project				
	(d) Cost of materials actually purchased;	-	-	-	-
	(e) 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 (e) of 3A)	**90,000.00**	-	-	-
3B	**Cost of Construction and Development incurred (the amount as reported in Row 4 (after Table-B) 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 Scheduled Banks b) paid to others e.g. NBFC, Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)"	13.97	-	-	-
3E	**TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)**	90,013.97	-	-	-
4	**TOTAL COST OF PROJECT**				
4A	**- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)**	1,13,491.97			
4B	**- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)**	1,13,491.97	13,457.00	-	13,457.00
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)	12%			
7	Total amount received from allottees till date since Inception of the Project	0.00			
8	70% Amount to be deposited in Separate Account **(70%*S No. 7)**	0.00			
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)**				
	a- Loan disbursed before grant of RERA Registration in an account other than the Separate Account	0.00			
	b- Loan disbursed before grant of RERA Registration in the Separate Account	0.00			
	c- Loan disbursed after grant of RERA Registration and credited in Separate A/c	0.00			
	d- Loan disbursed after grant of RERA Registration but credited in an account other than Separate A/c	0.00			
	Total Loan Disbursed (10a+10b+10c+10d)	**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)**	**0.00**			
13	**Cumulative Amount that can be withdrawn from Separate A/c, i.e. (Total Amount to be credited in the Separate A/c * Proportionate Cost Incurred on the Project) (S No. 12 * S No. 6)**	**13457.00**			
14	70% of the amount paid to the GST Department from the amount collected from the Allottees	0.00			
15	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			

MANV & ASSOCIATES
CA INDIA
FRN: 007351N
Chartered Accountants

16	**Amount actually withdrawn from Separate a/c till date since inception of the project.** This shall include the **following also**: a- 70% of the amounts already realised till date but not deposited in the Separate Account b- Amount already withdrawn towards amount refunded to the allottee(s) against cancellation of unit(s) c- Amount already withdrawn for repayment of loan as mentioned in 10a above (principal only)	0.00
17	Bank charges, if any	0.00
18	Repayment, if any, of principal amount of the loan/ borrowings taken against this project (to be allowed only after receipt of Completion Certificate/ Occupancy Certificate in accordance with the Bank Account Directions)*	0.00
19	Computed Balance in Separate A/c as on date: **(S No. 12 -S No.16 -S No. 17)**	0.00
20	Actual Balance available in Separate A/c as on date	0.00
21	Difference between the computed balance and actual balance in Separate A/c (S No. 19 - S No. 20) Should be Nil (In case computed balance is significantly higher than actual balance, revisit Row 16)	0.00
22	**Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (S No.13+ S No.14 + S No.15 + S No. 18- S No. 16)***	13457.00
23	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
24	Amount that can be finally transferred to the Transaction account **(S No. 22 - S No. 23)**	**0.00**

This certificate is being issued on specific request of **M/s ACE INFRACITY DEVELOPERS PRIVATE LIMITED (CIN: U70102UP2012PTC052254) (UPRERAPRM6202)** for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief and according to information and explaination given to us.

Notes:

1) Based on the information provided by the promoter, We certify that the land parcel for this project has not been mortgaged in any other project or for any other type of loans/borrowings.

2) It has been understood and confirmed by the promoter that admissibility of the interest on borrowings from Unsecured Loans/From institutions other than Banks for this project is restricted to SBI MCLR.

3) We certify that out of the total estimated interest in this certificate, Rs. ___ Lacs is the interest on unsecured loans/From institutions other than Banks and is restricted to the prevailing SBI MCLR i.e. ____%.

4) We certify that out of the total interest amount incurred in this certificate, Rs.___ Lacs is the interest on unsecured loans/From institutions other than Banks and is restricted to the prevailing SBI MCLR i.e. ____%.

*5) We certify that the entry at Row 18 has been taken here for repayment of Principal amount of the loan/borrowings against this project after verifying that the CC/ OC of the entire project has been received (else entry at Row18 is Zero)

6) We also certify that there have been no changes in the prescribed format of the REG-3 and is prepared strictly in accordance of the provisions of Project Bank Account Directions (as amended from time to time).

For M A N V & ASSOCIATES,
(Chartered Accountants)
FRN:007351N

MANV & ASSOCIATES ★ CA INDIA FRN: 007351N ★ Chartered Accountants

N.K.GUPTA
Partner
M.No. 085713
Dte:25-06-2026
Place: New Delhi
UDIN: 26085713AJPZLQ7206
Email:ca_nkgupta@yahoo.com
Mobile No: 9810323670

Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

No.------------ **Date:-25.06.2026**

Information as on 25.06.2026

Subject: Certificate of Estimated Project Cost for Project [ACE ARTE] Group Housing Development for Plot No.SC-02/G Sector- 150 Noida G B Nagar, (U.P)-201310, 11 No. of Building(s)/ of the Project situated on the Plot No SC-02/G, Sector- 150 NOIDA; G B Nagar, (U.P) -201310 Demarcated by its boundaries (latitude and longitude of the end points) LATITUDE28"43"14.33 N to the North LONGTITUDE77"48'35.83 West to the North LTITUDE28"42"97.94 N: Longtitude 77"48.56.00 E Tashil: Dadri Comptent Development Authority- NOIDA ; Gautan Budh Nagar admeasuring 60000.54 sq.mts. area being developed by M/S Ace Infracity Developers Pvt. Ltd. [Promoter], having RERA Registration No: UPRERAPRJ ACE INFRACITY DEVELOPERS PRIVATE LIMITED (CIN: U70102UP2012PTC052254) SEPERATE ACCOUNT FOR ACE ARTE -157905004676, Bank Name: ICICI BANK LTD, EXPRESS TRADE TOWER -2, PLOT NO. B-36, SECTOR-132,, NOIDA-201303 (U.P)

PART-B

We also certify that:
Out of the amount reported in **Column 6 of S No. 4B** above:

(a) Rs. 13,457 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)(l)(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.

S No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards (detail of work)	Bank Name	IFSC	Bank Account No.
1						
2						
	Total					

This certificate is being issued on the cific request of **M/s. Ace Infracity Developers Private Limited, (CIN: U70102UP2012PTC052254), Promoter's Id UPRERAPRM 6202** for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief and according to information and explaination given to us

For M A N V & ASSOCIATES,
(Chartered Accountants)
FRN:007351N

N.K.GUPTA
Partner
M.No. 085713
Dte:25-06-2026
Place: New Delhi
UDIN:26085713AJPZLQ7206
Email:ca_nkgupta@yahoo.com
Mobile No: 9810323670

MANV & ASSOCIATES ★ CA INDIA FRN: 007351N Chartered Accountants ★

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Chartered Accountants

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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.ACE INFRACITY DEVELOPERS PRIVATE LIMITED (CIN U70102UP2012PTC052254)**, 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 25.04.2026 for the Forthcoming **PROJECT 'ACE ARTE**" situated at Plot **No. SC-02/G, Sector-150, NOIDA, GAUTAM BUDH NAGAR -201310(U.P)** 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	13.97	Nil

This certificates is being issued on specific request **M/s ACE INFRACITY DEVELOPERS PRIVATE LIMITED** (CIN **U70102UP2012PTC052254**), 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

MANV & ASSOCIATES
CA INDIA
FRN: 007351N
Chartered Accountants

N.K.GUPTA
Partner
M.NO.085713
Dte:27-04-2026
Place: New Delhi
UDIN: 26085713XCSJIH2894

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, RIO C -67-68, Sector-44, Gautam Budh Nagar, UP-201303, promoter of the Proposed Project/duly Authorised by the promoter of the project, do hereby solemnly declare, undertake and state that as on the date given in the verification below, the following credit facilities (secured/unsecured) have been availed/are in the process of finalisation for the project **ACE ARTE**.

	Details	
a	Name of Lender	NA
b	Address of Lander's Office/Branch	NA
c	Date of Borrowing/first Disbursement	NA
d	Amount Sanctioned	NA
e	Amount Disbursed	NA
f	Outstanding Amount as on the date of the Affidavit	NA
g	Details of the 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 regarding the interest shown in the Chartered Accountant (CA) certificate of the Estimated Project Cost dated 27.04.2026.

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 Ace Infracity Developers Private Limited)** shall be solely and fully responsible for ensuring compliance with these interest rate benchmarks and for any discrepancies arising therein.

For ACE INFRACITY DEVELOPERS PRIVATE LIMITED

Pratap

Authorised Signatory

(PSR)

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 ACE INFRACITY DEVELOPERS PRIVATE LIMITED

Pratap

Authorised Signatory

(PSR)

DEPONENT

Verification: Verified at NOIDA on this day of --------- 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 ACE INFRACITY DEVELOPERS PRIVATE LIMITED

Pratap

Authorised Signatory

(PSR)

DEPONENT