

| Form-REG-3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                          |                                                        |                                                         |                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|--------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------|
| CHARTERED ACCOUNTANT'S CERTIFICATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                          |                                                        |                                                         |                                               |
| No. UPRERAPRJ763929/11/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                          | Date:-                                                 |                                                         |                                               |
| Information as on June 30, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                          |                                                        |                                                         |                                               |
| Subject: Certificate of amount incurred on <b>Godrej Riverine</b> for Construction of 5 Tower/Block/Building(s) situated on Plot No. GH-D-04/A, Sector 44, Noida, demarcated by its boundaries 28°33'34.71"N 77°20'24.75"E to the North, 28°33'27.34"N 77°20'20.36"E to the South, 28°33'33.74"N 77°20'17.04"E to the East 28°33'35.53"N 77°20'21.97"E to the West of Village , Tehsil Competent Authority New Okhla Industrial Development Authority, , District Gautam Buddh Nagar , admeasuring 26136 sq. meter area, being developed by Godrej Properties Limited having RERA Registration No. UPRERAPRJ763929/11/2024 , Designated A/C No. 924020051465138 Bank Name-Axis Bank . |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                          |                                                        |                                                         |                                               |
| PART-A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                          |                                                        |                                                         |                                               |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Rs.in lacs<br>Total<br>Estimated<br>Cost | Rs. In lacs<br>Amount<br>incurred till<br>last quarter | Rs. In lacs<br>Amount<br>incurred during<br>the quarter | Rs. In lacs<br>Amount<br>incurred till<br>now |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 3                                        | 4                                                      | 5                                                       | 6                                             |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Land Cost</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                          |                                                        |                                                         |                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | (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.                                                                                                                                                                                                                                                                                                                          | 57,914.30                                |                                                        |                                                         |                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 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.                                                                                                                                                                                                                                                                                                                        | -                                        |                                                        |                                                         |                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>TOTAL OF LAND COST - For Project Estimation Purpose</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      | 57,914.30                                | -                                                      |                                                         |                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | (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.                                                                                                                                                                                                                                                                                                                                                                                                      | 57,914.30                                | 56,584.19                                              | 0.00                                                    | 56,584.19                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 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.                                                                                                                                                                                                                                                                                                                                            |                                          |                                                        |                                                         |                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>TOTAL OF LAND COST - For % completion and withdrawal purpose</b>                                                                                                                                                                                                                                                                                                                                                                                                                             | 57,914.30                                | 56,584.19                                              | 0.00                                                    | 56,584.19                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | (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.)<br>a) paid to Financial Institution , Scheduled Banks , NBFC on loan/ borrowing provided such loan/ borrowing has been utilised for purchase of land<br>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<br>c) paid to the Competent Authority for acquisition of land | 4,128.96                                 | 4,128.96                                               | -                                                       | 4,128.96                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>TOTAL OF LAND COST</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                          |                                                        |                                                         |                                               |
| 1A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>- For Project Estimation Purpose i.e. a.1+ b+c+d</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         | 62,043.26                                |                                                        |                                                         |                                               |
| 1B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>- For Withdrawal Purpose i.e. a.2+ b+c+d</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 62,043.26                                | 60,713.15                                              | 0.00                                                    | 60,713.15                                     |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Project Clearance Fees</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                          |                                                        |                                                         |                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | (a) Fees paid to RERA                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                          |                                                        |                                                         |                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | (b) Fees paid to Local Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 7,760.00                                 | 1,767.85                                               | 364.62                                                  | 2,132.47                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | (c) Consultant/Architect Fees (directly attributable to project)                                                                                                                                                                                                                                                                                                                                                                                                                                |                                          |                                                        |                                                         |                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | (d) Any other (specify)                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                          |                                                        |                                                         |                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>TOTAL OF FEES PAID</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 7,760.00                                 | 1,767.85                                               | 364.62                                                  | 2,132.47                                      |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Cost of Construction and Development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                          |                                                        |                                                         |                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | (a) Cost of services (water, electricity to construction site) , Site Overheads;                                                                                                                                                                                                                                                                                                                                                                                                                | 1,21,557.10                              | 9,341.52                                               | 1,676.55                                                | 11,018.07                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | (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);                                                                                                                                                                                                                                                                                                                                                                         |                                          |                                                        |                                                         |                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Total of Construction and Development Cost (sum of (a) to (d) of 3A)</b>                                                                                                                                                                                                                                                                                                                                                                                                                     | 1,21,557.10                              | 9,341.52                                               | 1,676.55                                                | 11,018.07                                     |

|           |                                                                                                                                                                                                                                                                                                                                                                                                 |             |           |          |           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------|----------|-----------|
| <b>3B</b> | <b>Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)</b>                                                                                                                                                                                                                                                          |             | 9,341.52  | 1,676.55 | 11,018.07 |
| <b>3C</b> | <b>Total Construction and Development Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                                                                                                                            |             | 9,341.52  | 1,676.55 | 11,018.07 |
| <b>3D</b> | <b>Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilised for construction of this project:<br/>a) paid to Financial Institution , Scheduled Banks , NBFC and<br/>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)"</b> | 6,014.04    | 1,628.63  | 461.51   | 2,090.14  |
| <b>3E</b> | <b>TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)</b>                                                                                                                                                                                                                                                                                                                            | 1,27,571.14 | 10,970.14 | 2,138.06 | 13,108.21 |
| <b>4</b>  | <b>TOTAL COST OF PROJECT</b>                                                                                                                                                                                                                                                                                                                                                                    |             |           |          |           |
| <b>4A</b> | <b>- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)</b>                                                                                                                                                                                                                                                                                                                         | 1,97,374.40 |           |          |           |
| <b>4B</b> | <b>- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)</b>                                                                                                                                                                                                                                                                                                 | 1,97,374.40 | 73,451.14 | 2,502.68 | 75,953.82 |
| <b>5</b>  | 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                                                                                                                                                                                                                                          |             |           | 9.1%     |           |
| <b>6</b>  | 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)                                                                                                                                                                                                                                          |             |           | 38.5%    |           |
| <b>7</b>  | Total amount received from allottees till date since Inception of the Project                                                                                                                                                                                                                                                                                                                   |             |           | 77191.94 |           |
| <b>8</b>  | 70% Amount to be deposited in Separate Account (70%*S No. 7)                                                                                                                                                                                                                                                                                                                                    |             |           | 54034.36 |           |
| <b>9</b>  | Loan sanctioned for the project till date (secured and unsecured both)                                                                                                                                                                                                                                                                                                                          |             |           | 0.00     |           |
| <b>10</b> | Loan disbursed for the project till date (secured and unsecured both)                                                                                                                                                                                                                                                                                                                           |             |           | 0.00     |           |
| <b>11</b> | Interest on deposits (flexi facility) credited to the Separate account                                                                                                                                                                                                                                                                                                                          |             |           | 5.61     |           |
| <b>12</b> | <b>Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)</b>                                                                                                                                                                                                                                                                                            |             |           | 54039.97 |           |
| <b>13</b> | <b>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)</b>                                                                                                                                                                                                                     |             |           | 75953.82 |           |
| <b>14</b> | 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)                                                    |             |           | 4548.35  |           |
| <b>15</b> | 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))                                                                                                       |             |           | 54039.96 |           |
| <b>16</b> | <b>Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)</b>                                                                                                                                                                                                                                                                                                                       |             |           | 0.01     |           |
| <b>17</b> | <b>Actual Balance available in Separate A/c as on date</b>                                                                                                                                                                                                                                                                                                                                      |             |           | 0.01     |           |
| <b>18</b> | <b>Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil</b>                                                                                                                                                                                                                                                                           |             |           | 0.00     |           |
| <b>19</b> | <b>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)</b>                                                                                                                                                                                                                                                                |             |           | 26462.22 |           |
| <b>20</b> | <b>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</b>                                                                                                                                                                                                                                   |             |           | 0.00     |           |
| <b>21</b> | <b>Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)</b>                                                                                                                                                                                                                                                                                                  |             |           | 26462.22 |           |

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.

**For and on Behalf of**  
**VPGS & Co (FRN 507971C)**  
**Chartered Accountants**

**Vivek Raheja**  
**M.NO: 094781**  
**Date: 14th July,2026**  
**UDIN: 26094781VPYIWR5427**  
**Place : Delhi**