

REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31 Mar 2025			
Certification work Assigned vide letter No.-----		Dated :-	
Subject: Certificate of amount incurred on Godrej Riverine 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 .			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred
1	2	3	4
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above); (e) Interest (Other than Penal Interest , Penalties etc) paid to FI , Scheduled Banks , NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to ,Competent Authority.	56,977.79	54,432.03
	SUB TOTAL LAND COST (in Rs.)	56,977.79	54,432.03
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	2,736.98	474.31
	SUB TOTAL FEES PAID (in Rs.)	2,736.98	474.31
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site) , Site Overheads; (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 material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	1,17,405.66	5,030.24
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,17,405.66	5,030.24
3B	Cost of construction incurred (As Certified by Project Engineer)	1,17,405.66	5,030.24
3C	Total Construction Cost (Lower of 3A and 3B.)	1,17,405.66	5,030.24
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	-	-
3E	Other Cost (Passthrough Charges)	2,196.82	2,196.82
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1,19,602.47	7,227.06
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1,79,317.25	62,133.40

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	4%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	35%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	23,374.08
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	16,361.85
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)	62,133.40
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)	15,433.89
11	Balance available in Designated A/c.	927.97
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	46,699.51

This certificate is being issued on specific request of M/s Roseberry Estate LLP (Name of the Promoter) for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

Signature of Chartered Accountant with seal

(Membership No.): 094781

(UDIN):-25094781BMMIPR8895

Name of Chartered

CA Vivek Raheja



TO WHOMSOEVER IT MAY CONCERN

Based on the information received from the Management of GODREJ PROPERTIES LIMITED, having its registered office at 5th Floor, Pirojshanagar Eastern Express Highway, Vikhroli (East), , Mumbai City 400079, we do hereby certify that there is no charge or lien associated with the following bank account:-

S.No.	Project Name	Developed by	RERA registration no.	Designated Bank Account Number	Bank Name
1	Godrej Riverine	GODREJ PROPERTIES LTD	UPRERAPRJ763929	924020051465138	Axis Bank

The aforesaid facts stated by me are certified to be true and correct.

For **VPGS & Co.**

Chartered Accountants



CA Vivek Raheja

M. No. 094781

Dated: 09th April 2025

Place: Delhi

UDIN: 25094781BMMIPQ3961

To whomsoever it may concern

Based on the documents and information received from Management of GODREJ PROPERTIES LIMITED having its registered office at 5th Floor, Pirojshanagar Eastern Express Highway, Vikhroli (East), , Mumbai, City 400079, We are hereby attaching quarterly (Quarter ended on 31st March 2025) progress report (Copy of bank account statement) for following project and for bank account:-

S.No.	Project Name	Developed by	RERA registration no.	Designated Bank Account Number	Bank Name
1	Godrej Riverine	GODREJ PROPERTIES LTD	UPRERAPRJ763929	924020051465138	Axis Bank

Transaction Date	Transaction Description	Transaction Amount	Debit / Credit	Value Date	Transaction Branch	Running Balance
04-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	854889273.18	CR	04-03-2025	SECTOR 12 NOIDA	854889273.18
04-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	420000000.00	DR	04-03-2025	SECTOR 12 NOIDA	434889273.18
04-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	30000000.00	DR	04-03-2025	SECTOR 12 NOIDA	404889273.18
04-03-2025	FIXED DEPOSIT	100000000.00	DR	04-03-2025	SECTOR 12 NOIDA	304889273.18
04-03-2025	FIXED DEPOSIT	100000000.00	DR	04-03-2025	SECTOR 12 NOIDA	204889273.18
04-03-2025	FIXED DEPOSIT	70000000.00	DR	04-03-2025	SECTOR 12 NOIDA	134889273.18

04-03-2025	FIXED DEPOSIT	100000000.00	DR	04-03-2025	SECTOR 12 NOIDA	34889273.18
04-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	20644736.14	CR	04-03-2025	SECTOR 12 NOIDA	55534009.32
05-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	55500000.00	DR	05-03-2025	SECTOR 12 NOIDA	34009.32
05-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	269219355.26	CR	05-03-2025	SECTOR 12 NOIDA	269253364.58
06-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	120000000.00	DR	06-03-2025	SECTOR 12 NOIDA	149253364.58
06-03-2025	FIXED DEPOSIT	49200000.00	DR	06-03-2025	SECTOR 12 NOIDA	100053364.58
06-03-2025	FIXED DEPOSIT	50000000.00	DR	06-03-2025	SECTOR 12 NOIDA	50053364.58
06-03-2025	FIXED DEPOSIT	50000000.00	DR	06-03-2025	SECTOR 12 NOIDA	53364.58
06-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	75839250.13	CR	06-03-2025	SECTOR 12 NOIDA	75892614.71
07-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	49805028.70	CR	07-03-2025	SECTOR 12 NOIDA	125697643.41
10-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	67525890.36	CR	10-03-2025	SECTOR 12 NOIDA	193223533.77
11-03-2025	BRN-FLEXI DEPOSIT PRIN TFR FROM 925040063866513	100081987.00	CR	11-03-2025	SECTOR 30 GURGAON HR	293305520.77

11-03-2025	BRN-FLEXI DEPOSIT PRIN TFR FROM 925040063867231	100081986.00	CR	11-03-2025	SECTOR 30 GURGAON HR	393387506.77
11-03-2025	BRN-FLEXI DEPOSIT PRIN TFR FROM 925040063868030	70057391.00	CR	11-03-2025	SECTOR 30 GURGAON HR	463444897.77
11-03-2025	BRN-FLEXI DEPOSIT PRIN TFR FROM 925040063869082	100081986.00	CR	11-03-2025	SECTOR 30 GURGAON HR	563526883.77
11-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	50000000.00	DR	11-03-2025	SECTOR 12 NOIDA	513526883.77
11-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	50000000.00	DR	11-03-2025	SECTOR 12 NOIDA	463526883.77
11-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	25600000.00	DR	11-03-2025	SECTOR 12 NOIDA	437926883.77
11-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	400000000.00	DR	11-03-2025	SECTOR 12 NOIDA	37926883.77
11-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	60960105.60	CR	11-03-2025	SECTOR 12 NOIDA	98886989.37
12-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	17140194.40	CR	12-03-2025	SECTOR 12 NOIDA	116027183.77
13-03-2025	BRN-FLEXI DEPOSIT PRIN TFR FROM 925040064285953	50040993.00	CR	13-03-2025	SECTOR 30 GURGAON HR	166068176.77
13-03-2025	BRN-FLEXI DEPOSIT PRIN TFR FROM 925040064287108	50040994.00	CR	13-03-2025	SECTOR 30 GURGAON HR	216109170.77
13-03-2025	BRN-FLEXI DEPOSIT PRIN TFR FROM 925040064278188	49240337.00	CR	13-03-2025	SECTOR 30 GURGAON HR	265349507.77

13-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	98800000.00	DR	13-03-2025	SECTOR 12 NOIDA	166549507.77
13-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	26500000.00	DR	13-03-2025	SECTOR 12 NOIDA	140049507.77
13-03-2025	FIXED DEPOSIT	50000000.00	DR	13-03-2025	SECTOR 12 NOIDA	90049507.77
13-03-2025	FIXED DEPOSIT	50000000.00	DR	13-03-2025	SECTOR 12 NOIDA	40049507.77
13-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	10647843.64	CR	13-03-2025	SECTOR 12 NOIDA	50697351.41
14-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	30.80	CR	14-03-2025	SECTOR 12 NOIDA	50697382.21
15-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	7442439.90	CR	15-03-2025	SECTOR 12 NOIDA	58139822.11
17-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	7412201.65	CR	17-03-2025	SECTOR 12 NOIDA	65552023.76
18-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	21265963.95	CR	18-03-2025	SECTOR 12 NOIDA	86817987.71
19-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	12362885.92	CR	19-03-2025	SECTOR 12 NOIDA	99180873.63
20-03-2025	BRN-FLEXI DEPOSIT PRIN TFR FROM 925040065368149	50040993.00	CR	20-03-2025	SECTOR-40, GURGUR HR	149221866.63

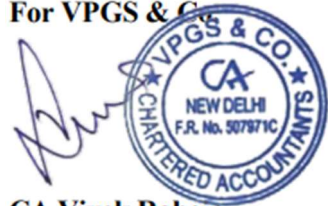
20-03-2025	BRN-FLEXI DEPOSIT PRIN TFR FROM 925040065388787	50040994.00	CR	20-03-2025	SECTOR-40, GURG GUR HR	199262860.63
20-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	20-03-2025	SECTOR 12 NOIDA	189262860.63
20-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	20-03-2025	SECTOR 12 NOIDA	179262860.63
20-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	7500000.00	DR	20-03-2025	SECTOR 12 NOIDA	171762860.63
20-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	20-03-2025	SECTOR 12 NOIDA	161762860.63
20-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	8000000.00	DR	20-03-2025	SECTOR 12 NOIDA	153762860.63
20-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	20-03-2025	SECTOR 12 NOIDA	143762860.63
20-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	20-03-2025	SECTOR 12 NOIDA	133762860.63
20-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	11490571.52	CR	20-03-2025	SECTOR 12 NOIDA	145253432.15
21-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	21-03-2025	SECTOR 12 NOIDA	135253432.15
21-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	21-03-2025	SECTOR 12 NOIDA	125253432.15

21-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	21-03-2025	SECTOR 12 NOIDA	115253432.15
21-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	21-03-2025	SECTOR 12 NOIDA	105253432.15
21-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	21-03-2025	SECTOR 12 NOIDA	95253432.15
21-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	21-03-2025	SECTOR 12 NOIDA	85253432.15
21-03-2025	FIXED DEPOSIT	65200000.00	DR	21-03-2025	SECTOR 12 NOIDA	20053432.15
21-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	9198117.22	CR	21-03-2025	SECTOR 12 NOIDA	29251549.37
24-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	8149174.95	CR	24-03-2025	SECTOR 12 NOIDA	37400724.32
25-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	21083432.28	CR	25-03-2025	SECTOR 12 NOIDA	58484156.60
26-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	26-03-2025	SECTOR 12 NOIDA	48484156.60
26-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	26-03-2025	SECTOR 12 NOIDA	38484156.60
26-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	8000000.00	DR	26-03-2025	SECTOR 12 NOIDA	30484156.60

26-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	26-03-2025	SECTOR 12 NOIDA	20484156.60
26-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	26-03-2025	SECTOR 12 NOIDA	10484156.60
26-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	9250000.00	DR	26-03-2025	SECTOR 12 NOIDA	1234156.60
26-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	1200000.00	DR	26-03-2025	SECTOR 12 NOIDA	34156.60
26-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	13638497.92	CR	26-03-2025	SECTOR 12 NOIDA	13672654.52
27-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	13600000.00	DR	27-03-2025	SECTOR 12 NOIDA	72654.52
27-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	5125462.30	CR	27-03-2025	SECTOR 12 NOIDA	5198116.82
28-03-2025	BRN-FLEXI DEPOSIT PRIN TFR FROM 925040067006298	65253455.00	CR	28-03-2025	JHARSA SECTOR 31 GURGAON HR	70451571.82
28-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	19086939.55	CR	28-03-2025	SECTOR 12 NOIDA	89538511.37
29-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	29-03-2025	SECTOR 12 NOIDA	79538511.37
29-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	29-03-2025	SECTOR 12 NOIDA	69538511.37

29-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	29-03-2025	SECTOR 12 NOIDA	59538511.37
29-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	29-03-2025	SECTOR 12 NOIDA	49538511.37
29-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	29-03-2025	SECTOR 12 NOIDA	39538511.37
29-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	29-03-2025	SECTOR 12 NOIDA	29538511.37
29-03-2025	FT to 924020052518527 - GODREJ PROPERTIES LIMITED	10000000.00	DR	29-03-2025	SECTOR 12 NOIDA	19538511.37
29-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	25711894.74	CR	29-03-2025	SECTOR 12 NOIDA	45250406.11
31-03-2025	FT from 924020051464973 - GODREJ PROPERTIES LTD C	47546164.18	CR	31-03-2025	SECTOR 12 NOIDA	92796570.29

For VPGS & Co.



CA Vivek Raheja

M. No. 094781

Dated: 09th April 2025

Place: Delhi

UDIN: 25094781BMMIPS2772