



Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31-12-2023			
Certification work Assigned vide letter No. -----		Dated :-	
Subject: Certificate of amount incurred on for Construction of Godrej Tropical Isle Tower/Block/Building(s) situated on Khasra no/Plot No. GH-01/A, Sector-146 demarcated by its boundaries (latitude and longitude of the end-points) 28° 28' 14 29" to the North, 77° 27' 10 29" to the East of Tehsil Gautam Budha Nagar, Competent Authority/Development Authority, District Gautam Budha Nagar, PIN 201310, admeasuring 25000 sq. meter area, being developed by M/s Godrej Properties Limited having RERA Registration No. UPRERAPRJ303390, Designated A/C No. 923020027584109 Bank Name Axis Bank.			
		Sector 146, Plot-A Budget	Sector 146, Plot-A Actuals
		Rs in INR	Rs in INR
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (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	2,291,070,146	2,187,843,183
	SUB TOTAL LAND COST (in Rs.)	2,291,070,146	2,187,843,183
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	183,779,340	42,582,494
	SUB TOTAL FEES PAID (in Rs.)	183,779,340	42,582,494
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);	11,869,777,730	180,609,028
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3A)	11,869,777,730	180,609,028



3B	Cost of construction incurred (As Certified by Project Engineer)	11,869,777,730	180,609,028
3C	Total Construction Cost (Lower of 3A and 3B.)	11,869,777,730	180,609,028
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)	-	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	11,869,777,730	180,609,028
3E	Pass through charges & refunds	892,949,905	892,949,905
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	15,237,577,121	3,303,984,610
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	1.52%	
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)%	21.68%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		4,868,593,754
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		3,408,015,628
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)		3,303,984,610
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)		2,757,781,752
11	Balance available in Designated A/c.		650,233,876
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		546,202,858
This certificate is being issued on specific request of M/s Godrej Properties Limited 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.			

For Singhal Jain & Associates
Chartered Accountants
FRN: 024487N



CA Jay Prakash Yadav
Partner
M.No.: 550341
Dated: 13-01-2024
Place: New Delhi
UDIN: 24550341BKBXMP6847