

CHARTERED ACCOUNTANTS CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Certification work Assigned vide letter No.-----		dated :-	
Information as on 30th June 2025			
Subject :- Certificate of amount incurred on for Constructin of Godrej Tropical Isle Tower/Block/Building(s) situated on Kharsa 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			
		Sec 146- Plot A-Budget	Sec 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.	2,292,995,517	2,242,118,819
	SUB TOTAL LAND COST (in Rs.)	2,292,995,517	2,242,118,819

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)	314,591,819	107,786,126
	SUB TOTAL FEES PAID (in Rs.)	314,591,819	107,786,126
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);	11,853,520,406	1,731,324,531
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	11,853,520,406	1,731,324,531

Yours faithfully,

Date: 08/07/2025
Place: Gurugram
For Jain Ambuj & Associates

CA Ambuj Jain
Partner
Membership no. 529185

sd/- & stamp
JAIN AMBUJ & ASSOCIATES
UDIN-25529185BMKSTC2330

Address: 178, Sector -43, GURGAON-122002, HARYANA
Contact : 9540572884
Email id : ca.ambuj14@gmail.com



3B	Cost of construction incurred (As Certified by Project Engineer)	11,853,520,406	1,731,324,531
3C	Total Construction Cost (Lower of 3A and 3B.)	11,853,520,406	1,731,324,531
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)	11,853,520,406	1,731,324,531
3E	Pass through charges & refunds	1,198,161,617	1,198,161,617
4	TOTAL COST OF PROJECT (ROW 1 + ROW 2 + ROW 3)	15,659,269,358	5,279,391,093
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		14.61%
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)%		33.71%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		11,142,711,336
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		7,975,832,885
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)		5,279,391,093
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)		4,816,387,202
11	Balance available in Designated A/c.		3,159,445,683
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		463,003,891
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/me and is true to the best of our/my knowledge and belief.			