

| Form — 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                           |                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------------------------------------|
| CHARTERED ACCOUNTANT'S CERTIFICATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                           |                                            |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                           |                                            |
| Information as on 30-06-2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                           |                                            |
| Certification work Assigned vide letter No. _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Dated - _____             |                                            |
| <b>Subject:</b> Certificate of amount incurred on for Construction of Godrej Jardinia Tower/Block/Building(s) situated on Khasra no./Plot No. GH-01/B, Sector-146 demarcated by its boundaries (latitude and longitude of the end-points) 28° 28' 17.91" to the North, 77° 27' 04.62" to the East of Tehsil Gautam Budha Nagar, Competent Authority/Development Authority, District Gautam Budha Nagar, PIN 201310, admeasuring 25001 sq. meter area, being developed by M/s Godrej Properties Limited having RERA Registration No. UPRERA PRJ288309/04/2024, Designated A/C No. 923020071207458 Bank Name Axis Bank. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                           |                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Sector 146, Plot-B Budget | Sector 146, Plot-B 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Land Cost</b><br>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;<br>(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;<br>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;<br>(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);<br>(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. | 2,298,083,549             | 2,185,260,143                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2,298,083,549             | 2,185,260,143                              |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Total Cost Estimated      | Amount incurred (actual out-flow) till now |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3                         | 4                                          |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Project Clearance Fees</b><br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other (specify)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 333,539,034               | 43,690,881                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 333,539,034               | 43,690,881                                 |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Cost of Development And construction</b><br>(a) Cost of services (water, electricity to construction site), Site Overheads;<br>(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);<br>(c) Cost of material actually purchased;<br>(d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);                                                                                                                                                                                                                                                                                                                                                                               | 12,524,246,391            | 114,675,756                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3A)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 12,524,246,391            | 114,675,756                                |



|                                                                                                                                                                                                                                                 |                                                                                                                                                                                     |                |               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------|
| 3B                                                                                                                                                                                                                                              | Cost of construction incurred (As Certified by Project Engineer)                                                                                                                    | 12,524,246,391 | 114,675,756   |
| 3C                                                                                                                                                                                                                                              | Total Construction Cost (Lower of 3A and 3B.)                                                                                                                                       | 12,524,246,391 | 114,675,756   |
| 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) | 360,302,142    | 228,425,244   |
| 3                                                                                                                                                                                                                                               | TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)                                                                                                                                | 12,884,548,534 | 343,100,999   |
| 3E                                                                                                                                                                                                                                              | Pass through charges & refunds                                                                                                                                                      | 341,935,000    | 341,935,000   |
| 4                                                                                                                                                                                                                                               | TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)                                                                                                                                         | 15,858,106,117 | 2,913,987,024 |
| 5                                                                                                                                                                                                                                               | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                             | 0.92%          |               |
| 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 )%                                | 18.38%         |               |
| 7                                                                                                                                                                                                                                               | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                              | 2,865,407,441  |               |
| 8                                                                                                                                                                                                                                               | 71% Amount to be deposited in Designated Account (0.71*Row 7)                                                                                                                       | 2,034,439,283  |               |
| 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)                  | 2,913,987,024  |               |
| 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 ) | 1,935,500,000  |               |
| 11                                                                                                                                                                                                                                              | Balance available in Designated A/c.                                                                                                                                                | 98,939,283     |               |
| 12                                                                                                                                                                                                                                              | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)                                                                                   | 978,487,024    |               |
| 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

*Kush*

CA Kush  
Partner  
M.No.: 551949  
Dated: 14-07-2024  
Place: New Delhi  
UDIN: 24551949BKEXT9478

