B S R & Co. LLP
Chartered Accountants

14th Floor, Central B Wing and North C Wing
Nesco IT Park 4, Nesco Center
Western Express Highway
Goregaon (East), Mumbai – 400 063, India
Telephone: +91 (22) 6257 1000
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Private and confidential

The Board of Directors
Godrej Properties Limited
Godrej One, 5th Floor Pirojshanagar,
Eastern Express Highway Vikhroli (East)
Mumbai - 400079

19 September 2026

Independent Auditors' certificate on Report on Statement of accounts on project fund deposit, utilization and withdrawal by Godrej Properties Limited for its project – Godrej Reserve Wing 1, in Annexure F - Form 5 - Report on Statement of Accounts, issued in accordance with the third proviso to Section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016 read with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017, as amended from time to time.

1. This certificate is issued in accordance with the terms of our engagement letter dated 09 August 2022 and addendum dated 18 August 2026.

2. We have been requested by the management of the Company to issue a certificate on the Report on Statement of accounts on project fund deposit, utilization and withdrawal by Godrej Properties Limited ('the Company') for its project – Godrej Reserve Wing 1 ('the Project'), in Annexure F - Form 5 - Report on Statement of Accounts ('Statement'), issued in accordance with the third proviso to Section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016 ('the Act') read with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017, as amended from time to time and other Generally Accepted Accounting Principles in India.

3. The accompanying Statement (which includes Annexure F and Annexure I) contains details in respect of the project for:

   (i) Amounts collected during the year from 01 April 2025 to 31 March 2026 and the amounts collected from the date of RERA registration i.e. 06 February 2024 to 31 March 2026 and deposited in the Designated RERA bank account;

   (ii) Amounts withdrawn during the year from 01 April 2025 to 31 March 2026 and the amounts withdrawn from the date of RERA registration i.e. 06 February 2024 to 31 March 2026 from Designated RERA bank account; and

   (iii) The utilization of the said amount as specified in (ii) above is towards the project cost only, as specified in the Act.

Independent Auditors' certificate on Report on Statement of accounts on project fund deposit, utilization and withdrawal by Godrej Properties Limited for its project – Godrej Reserve Wing 1, in Annexure F - Form 5 - Report on Statement of Accounts, issued in accordance with the third proviso to Section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016 read with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017, as amended from time to time. ***(Continued)***

Management's responsibility for Annexure I

4. The preparation of Annexure I is the responsibility of the Management of the Company, including the preparation and maintenance of all accounting and other relevant supporting registers, records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of Annexure I and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

5. The Management of the Company is also responsible for ensuring that the Company complies with the requirements of the Act read with the Rules.

Auditors' responsibility

6. Pursuant to the requirements of third proviso to Section 4(2)(l)(D) of the Act read with the Rules, our responsibility is to provide a reasonable assurance whether:

   (i) Required proportion of money collected from the allottees of the project units, as specified in the act, been deposited in the Designated RERA Bank Account;

   (ii) As specified in the Act, all the amounts withdrawn during the year from the RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period

   (iii) The promotor has utilised the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

7. In relation to paragraph 6 above, we have performed the below mentioned procedures and examined the following records, documents and books of account of the Company, as applicable

   i. the amount collected from allottees and amount of Deposits and withdrawals in the Designated RERA Bank Account, in respect of the Project, contained in Annexure F, have been accurately extracted from the unaudited project wise financial statements, as maintained by the management which are extracted from the audited financial statements of Godrej Properties Limited for the year ended 31 March 2026;

   ii. The promoter's name, project's name , the RERA registration number , start date and end date of the project are as mentioned in RERA Registration Certificate No. P51800054703 dated 6 February 2024 and the revised details of extension of registration of Project No. P51800054703 as reflected on the MahaRERA portal , in accordance with MahaRERA Order No. 66/2026 dated 7 August 2026.

Independent Auditors' certificate on Report on Statement of accounts on project fund deposit, utilization and withdrawal by Godrej Properties Limited for its project – Godrej Reserve Wing 1, in Annexure F - Form 5 - Report on Statement of Accounts, issued in accordance with the third proviso to Section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016 read with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017, as amended from time to time. ***(Continued)***

Auditors' responsibility ***(Continued)***

iii. The total amount collected from the allottees for the project, as specified in the attached Annexure F for the year 01 April 2025 to 31 March 2026 and for the period from 06 February 2024 to 31 March 2026 have been accurately extracted from the bank statement of Axis Bank, Fort Branch account no. 924020007149781 and the audited books of account of the Company and have been verified on a test check basis;

iv. The total deposits and withdrawals for the project, as specified in the attached Annexure F, for the year 01 April 2025 to 31 March 2026 and for the period from 06 February 2024 to 31 March 2026 have been accurately extracted from the bank statement of Axis Bank, Fort Branch account no. 923020069395196 (the "Designated bank account") and the audited books of account of the Company and have been verified on a test check basis;

v. The amount of withdrawals from Designated Bank Account, in respect of the Project, mentioned in Annexure F, are within the limits as certified under the relevant Form 3 issued by AKPJ & Associates for the periods ended 31 March 2025, 30 April 2025, 31 May 2025, 30 June 2025, 31 August 2025, 30 September 2025, 31 December 2025 and 31 March 2026 dated 16 April 2025, 16 May 2025, 10 June 2025, 16 July 2025, 15 September 2025, 20 October 2025, 17 January 2026 and 17 April 2026 respectively and are in compliance with the withdrawal provisions under the Rules as amended from time to time;

vi. The utilisation of the withdrawals is only for the purpose of the Project and have been verified on a test check basis;

vii. We have also obtained appropriate representations from the Entity's Management

8. Details reported in paragraph 7 above are in relation to Godrej Reserve Wing 1 which have been extracted from the unaudited project wise financial details, as maintained by the management which are included within the audited financial statements of Godrej Properties Limited for the year ended 31 March 2026, which have been audited by us, on which we issued an unmodified audit opinion vide our report dated 04 May 2026. Our audit of these books of account were conducted in accordance with the Standards on Auditing and other applicable authoritative pronouncements issued by the Institute of

Chartered Accountants of India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the books of account are free of material misstatements.

9. We conducted our examination of the attached Annexure F and Annexure I in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

10. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Opinion

11. Based on our examination carried out, information and explanations and representations received from the Company's management, as set out in the attached Annexure I, and the work performed as set out in paragraph 7 above, we have issued a certificate enclosed in the attached Annexure F. Our Opinion in Annexure F is to be read in conjugation with the accompanying Annexure I forming part of the Statement and para 12 and 13 below.

12. We have not performed any procedures or examined the contents of the certificates issued by Independent Architect, Engineer and Chartered Accountants in Form 1, Form 2 and Form 3 respectively and the details specified in Annexure F are solely on the basis of these signed certificates furnished by the Entity, accordingly we do not provide any opinion on the, discrepancy, if any, noticed in Form 1, Form 2 and Form 3 with reference to their issuance in accordance with the Act and Rules and regulations.

Independent Auditors' certificate on Report on Statement of accounts on project fund deposit, utilization and withdrawal by Godrej Properties Limited for its project – Godrej Reserve Wing 1, in Annexure F - Form 5 - Report on Statement of Accounts, issued in accordance with the third proviso to Section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016 read with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017, as amended from time to time. ***(Continued)***

Restriction on use

13. This certificate and the statement are addressed to and provided to the Board of Directors of the Company solely for the purpose of onward submission to Maharashtra Real Estate Regulatory Authority in compliance with the third proviso to Section 4(2)(l)(D) of the Act read with the Rules. Our certificate should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without prior consent in writing.

For **B S R & Co. LLP**
Chartered Accountants
Firm's Registration No: 101248W/W-100022

Khelan Suresh Raja
Digitally signed by Khelan Suresh Raja
Date: 2026.09.19 15:24:48 +05'30'

Khelan Raja
Partner Membership No: 124742
UDIN: 26124742AQAKFG8588

Mumbai
19 September 2026

B S R & Co. LLP
Chartered Accountants

14th Floor, Central B Wing and North C Wing Nesco
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Annexure F

FORM 5

(See Regulation 4)

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR OF THE PROMOTER'S COMPANY/FIRM)

ANNUAL REPORT OF STATEMENT OF ACCOUNTS.

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 19 September 2026

To,
The **GODREJ PROPERTIES LIMITED,**
Kurla, Mumbai Suburban, MAHARASHTRA, 400079,

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by **GODREJ PROPERTIES LIMITED** for the period from **01/04/2025** to **31/03/2026** with respect to MahaRERA Registration Number **P51800054703.**

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

2. I/We have obtained all necessary information and explanations from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.

3. I/We hereby confirm that I/We have examined the prescribed registers, books, and documents, and the relevant records of **GODREJ PROPERTIES LIMITED** for the period ended **31/03/2026** and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	1185171644.79	5890885872.61
2.	% of Amount to be deposited as per act	70.00	70.00
3.	Amount to be deposited as per act (1 * 2)	829620151.35	4123620110.83
4.	Total amount deposited in the Designated Bank Account	884149332.00	4349759833.29
5.	% of Amount deposited in Designated Bank Account ((4)/(1)*100)	74.60	73.84
6.	Shortfall/Excess deposit (3-4)	-54529180.65	-226139722.46

Amount collected/deposited at Sr. No. 1 & 2 shall not include pass-through charges and indirect taxes.

Has the required proportion of money collected from allottees of the project units, as specified in the act, been deposited in the Designated RERA Bank Account? : **Yes**

B. Withdrawals:

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	20444465.04	0.00
2.	Total Deposits	971898601.00	4437509102.29
3.	Total amount withdrawn	950148322.41	4395314358.41
4.	Closing Balance	42194743.63	42194743.88

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were

within the withdrawal limit as certified under the relevant Form 1, Form 2, and Form 3 issued during the reporting period? : **Yes**

C. Utilization:

We certify that **GODREJ PROPERTIES LIMITED** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act. : **Yes**

D. Any Qualifications / Observations of CA

Refer Independent Auditors' certificate on Report on Statement of Accounts dated 19 September 2026 and Annexure I attached herewith which is to be read along with the Annexure F

Yours faithfully,

Khelan Suresh Raja

Digitally signed by Khelan Suresh Raja
Date: 2026.09.19 15:25:28 +05'30'

Signature of Chartered Accountant
UDIN:26124742AQAKFG8588
Membership Number: 124742
Name: B S R & Co. LLP

Agreed and Accepted by

BHARATKUMAR BABULAL JAIN

Digitally signed by BHARATKUMAR BABULAL JAIN
Date: 2026.09.19 13:41:07 +05'30'

Signature of Promoter
Name: **GODREJ PROPERTIES LIMITED**
Date: 19 September 2026

Godrej Properties Ltd.
Regd. Office : Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079. India
Tel. : +91-22-6169 8500
Fax : +91-22-6169 8888
Website : www.godrejproperties.com
CIN : L74120MH1985PLC035308

Annexure I
Details of Annual Report on Statement of Accounts

Promotor Name:	Godrej Properties Limited
Project Name:	Godrej Reserve Wing 1
RERA Registration No:	P51800054703
RERA Registration Start Date:	06 February 2024
RERA Registration End Date:	30 October 2030

Additional Details to be read with Annexure F – Form 5

a) The promoter's name, project's name , the RERA registration number , start date and end date of the project are as mentioned in RERA Registration Certificate No. P51800054703 dated 6 February 2024 and the revised details of extension of registration of Project No. P51800054703 as reflected on the MahaRERA portal , in accordance with MahaRERA Order No. 66/2026 dated 7 August 2026.

b) The amounts mentioned have been extracted from the unaudited project wise books of account, prescribed registers, books and documents, and the relevant records maintained by the Company which are included within the audited financial statements of Godrej Properties Limited as of 31 March 2026.

c) The amount collected from allottees ('amount of collections') and Total amount deposited in the Designated Bank Account as mentioned in point 1 and point 4 of the Table A of the Annexure F has been extracted from the bank statement of the collection account no. 924020007149781, Axis Bank, Fort Branch during the period from 06 February 2024 to 31 March 2026.

d) The amount of collections for the period from 06 February 2024 to 31 March 2026 includes a sum of Rs. 2.64 crores which has been received in collection account 924020007149781, Axis Bank, Fort Branch and is in process of appropriation towards the parties.

e) The amount of collections during the period from 06 February 2024 to 31 March 2026 are exclusive of Goods and Service Tax and tax deducted at source as calculated by the management for the period, bank charges and amount reversed on account of cheque bounced (as per the tagging from the bank statement done by management) and the same has been verified through the bank statement as Gross Collection received from customers.

Additional Details to be read with Annexure F – Form 5 *(Continued)*

f) The amount of collections as reported in table A excludes amount of closing balance of Collection account and includes amount of opening balance of collections account as extracted from Account no 924020007149781, Axis Bank, Fort Branch as the proportionate amount is transferred to the Designated Bank account no 923020069395196, Axis Bank, Fort Branch on next bank working day respectively.

g) As mentioned in point e and f, the amount of collections for the period reported in Table A is calculated as below

Sr.no	Particulars	Amount
A	Gross Collection during the year (Total of Credits in Collection Account)	1,25,12,71,157
B	Less rejections/reversals:	
a.	Amounts reversed in the bank account due to cheques bounce	3,81,59,895
b.	Bank charges	-
c.	Goods and Services Tax and Net of TDS*	5,98,57,154
C	Add: Opening balance of Collection Account	3,33,54,596
D	Less: Closing balance of Collection Account	14,37,060
E	Net collection during the period from 1 April 2025 to 31 March 2026 (A-B+C-D)	**1,18,51,71,645**
F	Net collection during the period from 06 February 2024 to 31 March 2025	4,70,57,14,228
G	Total Net collection during the period from 06 February 2024 to 31 March 2026	**5,89,08,85,873**

* The amount of GST (net of TDS) has been computed by grossing up the collections received for the applicable TDS deduction and extracting the GST component from the resultant invoice value..

h. The amount of total deposits and total amount withdrawals as mentioned in point 2 and point 3 respectively of the Table B of the Annexure F have been extracted from the bank statement of Axis Bank, Fort Branch, Bank account no. 923020069395196 ("Designated bank account") during the period from 06 February 2024 to 31 March 2026.

i. The total amount of withdrawals from Designated Bank Account, in respect of the Project, as mentioned in point 3 of the Table B of the Annexure F, are within the limits as certified under the relevant Form 3 issued by AKPJ & Associates for the periods ended 31 March 2025, 30 April 2025, 31 May 2025, 30 June 2025, 31 August 2025, 30 September 2025, 31 December 2025 and 31 March 2026 dated 16 April 2025, 16 May 2025, 10 June 2025, 16 July 2025, 15 September 2025, 20 October 2025, 17 January 2026 and 17 April 2026 respectively and are in compliance with the withdrawal provisions under the Rules as amended from time to time;

j. The amount of deposits in Designated Bank account as reported in table B of the Annexure F includes a sum of Rs. 8.77 crores pertaining to Net Fixed Deposit matured during the period out of the RERA Designated account as permitted as per Circular No 7/2017 of the Maharashtra Real Estate Regulatory Authority.

Additional Details to be read with Annexure F – Form 5 *(Continued)*

k. The amounts withdrawn from the Designated Bank Account as mentioned in point 3 of the Table B of the Annexure F are towards the Project cost only which have been verified on test check basis;

l. The amount utilised/ Spent for the Project as referred to in Point C of the Annexure F have been extracted from the bank statement of the Axis Bank, Fort Branch, Bank account no. 924030007109065 and 924030026175126 for the period from 06 February 2024 to 31 March 2026 and books of account and records.

m. The amount utilised/spent for the project as mentioned in point l above is greater than the amount withdrawn from the RERA Designated account. Accordingly, the amounts withdrawn from the Designated Bank Account are towards Project cost only.

n. The project commenced incurring expenses prior to 06 February 2024 (RERA Registration Date) from common account of the Promoter. As explained by management, the amounts withdrawn during the period are towards Project Cost which is inclusive of expenses incurred from the common account prior to 06 February 2024 (i.e. RERA Registration Date).

o. Amount as mentioned in point l includes expenses commonly incurred for All the Projects, allocated to respective Project based on Saleable area of the respective Phase of the Project.

p. The amount of cost incurred for the Project, as referred to in Point (i) above as per Form 3 issued by the Independent Chartered Accountant, has been reconciled with the underlying books of account and records of the Project and no material differences were noted. The reconciling items primarily include refund/cancellation amounts paid to allottees, which, in accordance with the applicable RERA requirements, are considered as project costs to the extent of 70%, along with certain other immaterial reconciliation items that have been appropriately considered in the reconciliation.

q. The auditor has not performed any procedures or examined the contents of the certificates issued under relevant Form 1, Form 2 and Form 3 respectively by Architect, Engineer and Chartered Accountant (as referred to in point i) during the reporting period.

For Godrej Properties Limited

CIN: L74120MH1985PLC035308

BHARATKUMAR BABULAL JAIN
Digitally signed by BHARATKUMAR BABULAL JAIN
Date: 2026.09.19 13:37:22 +05'30'

Authorised Signatory

Digitally Signed for Identification purpose only

By Khelan Raja

Khelan Suresh Raja
Digitally signed by Khelan Suresh Raja
Date: 2026.09.19 15:25:53 +05'30'

For B S R & Co. LLP