S. L. Bodhankar & Co.
Chartered Accountants

FORM- 3

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA Registration Number P50500004427

Sr. No	Particulars	Amount (Rs.in Cr.) Estimated	Amount (Rs. In Cr.) Incurred
1	i. Land cost : a. Acquisition cost of Land or Development Rights, lease premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	**0.82**	**0.82**
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority		
	c. Acquisition cost of TDR (if any)		
	d. Amounts payable to State Government of Competent Authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc, and		
	e. Land premium payable as per annual statements of rates (ASR) for redevelopment of land owned by public authorities.		
	f. Under rehabilitation scheme : (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		
	(ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the CA Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
	(iii) Cost towards clearance of land of all or any encumbrances including cost of removal or legal/illegal occupants, cost of providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,		
	(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits, or any other amount whatsoever payable to any authorities towards and in project of rehabilitation.		
	Sub-Total of LAND COST	0.82	0.82

S. L. BODHANKAR & CO. Nagpur CHARTERED ACCOUNTANTS

Sr. No	Particulars	Amount (Rs.in Cr.) Estimated	Amount (Rs. In Cr.) Incurred
	ii. Development Cost, Cost of construction: a. Cost of Construction (i) Estimated Cost of Construction as certified by Engineer	4.65	
	(ii) Actual cost of construction incurred as per the books of accounts as verified by the CA Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to considered		4.49
	(iii) On-site expenditure of development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services including water, electricity, sewerage, drainage, layout roads, etc.), cost of machineries and equipments including its hire and maintenance costs, consumables, etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	0.36	0.36
	b. Payment of Taxes, cess, fees, charges, premiums, interest, etc to any statutory authority	0.03	0.03
	c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction. *(Principal sum payable to promotors on account of money borrowed for construction amounts to Rs. 5.12 Crore)*	0.10	0.10
	Sub-total of Development Cost	5.13	4.97
2	Total estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	Rs.	5.95
3	Total cost Incurred of Real Estate Project [1(i)+1(ii)] of Incurred Column		5.79
4	% completion of Construction Work (as per Project Architect's Certificate) %		As per Annexure
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated cost (3/2%)		97.313%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. Number 2*Sr number 5)		5.79
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		-
8	Net amount which can be withdrawn from this Certificate is being issued for RERA compliance for Godrej Properties Ltd- 'Godrej Anandam'		5.79

This certificate being issued is based on the records and documents produced before us and explanations provided to us by the management of the Company. It is pertinent to mention that the estimated costs in this certificate are based on engineer's certificate and management estimate. We don't vouch for accuracy of the same. Incurred costs in this certificate are as per the generally accepted accounting principles in India and we have obtained sufficient necessary supportings for issuance of this certificate but we have not verified the costs in entirety considering the volumnious transactions of the company.

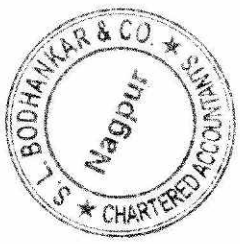
Yours Faithfully,
For S. L. Bodhankar & Co.
Chartered Accountants

Gitesh Maddiwar
Partner
Membership Number- 128516
Date: 08-01-2019
Place: Nagpur

S. L. BODHANKAR & CO. ★ CHARTERED ACCOUNTANTS ★ Nagpur

ADDITIONAL INFORMATION FOR ONGOING PROJECT	Amt in Cr.
1. Estimated Balance cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less cost incurred)	0.160
2. Balance amount of receivables from sold apartments as per Annexure A to this certificate -	-
3 i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)- in sq mt.	1,054
(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate-	10.69
4. Estimated receivables of on-going project. Sum of 2+2 (ii)-	10.69
5. Amount to be deposited in Designated Account – 70% or 100%-	
IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account.	7.48
If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited i designated Account%.	
This certificate is being issued for RERA compliance to Godrej Properties Ltd- 'Godrej Anandam' and is based on the records and documents produced before me and explanations provided to me by the management of the Company.	

Yours Faithfully,
For S. L. Bodhankar & Co.
Chartered Accountants



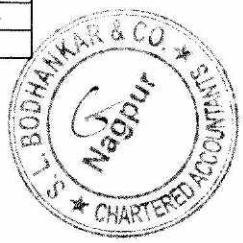
Gitesh Maddiwar
Partner
Membership Number- 128516
Date: 08-01-2019
Place: Nagpur

Annexure A

Statement of calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per Agreement/letter of Allotment	Received Amount	Balance Receivable
1					-
2					
3					
4					
5					
6					
7			-	-	-
NIL					



Annexure B

Statement of calculation of Receivables from the Sales of the Ongoing Real Estate Project

Unsold Inventory

Flat Code	SOLD/UNSOLD Status	RERA carpet area in Sq. Mtr	Salable Area	UoM	Carpet Area	UoM	Build up area	Build up area in Sq.Mtr	Recokner Rate Sq.Mtr	BV as per ASR
GATOWF1801	UNSOLD	119.93	1961.00	SFT	1290.95	SFT	1540.80	143.14	84500	12161104.8
GATOWF1802	UNSOLD	119.93	1961.00	SFT	1290.95	SFT	1540.80	143.14	84500	12161104.8
GATOWF1803	UNSOLD	149.89	2540.00	SFT	1613.41	SFT	2025.41	188.17	84500	15198846
GATOWF1804	UNSOLD	268.89	5076.00	SFT	2894.36	SFT	4049.84	376.24	84500	27265750.2
GATOWF1901	UNSOLD	119.93	1957.00	SFT	1290.95	SFT	1540.80	143.14	84500	12161104.8
GATOWF1902	UNSOLD	119.93	1957.00	SFT	1290.95	SFT	1540.80	143.14	84500	12161104.8
GATOWF1903	UNSOLD	155.42	2536.00	SFT	1672.98	SFT	2025.41	188.17	84500	15759993.6

