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Annexure D

FORM-3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

Date: 30/9/2024

To,

GODREJ PROPERTIES LIMITED

Mumbai Suburban, MAHARASHTRA, 400079

Subject : Certificate of Financial Progress of Work of **GODREJ ORCHARD ESTATE** having MahaRERA Registration Number **P50500048466** being developed by **GODREJ PROPERTIES LIMITED**

Sir,

This certificate is being issued for RERA compliance for the **GODREJ ORCHARD ESTATE** having MahaRERA Registration Number **P50500048466** being developed by **GODREJ PROPERTIES LIMITED** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr. No.	Particulars	Estimated Cost (At the time of Registration of Project)
(1)	(2)	(3)
1	(i) Land Cost	2070790400.00
	(a) Value of the land as ascertained from the Annual Statement of Rates	
	(b) Estimated Amount of Premium payable to obtain development rights.FSI,additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State GovernmentAdministration or any Statutory Authority.	
	(c) Estimated Acquisition cost of TDR (if any).	
	(d) Estimated Amounts payable to State Government/UT Administration or competent authority of any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees and	136445000.00
	(e) Estimated Land Premium payable as per annual statement 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. Estimated Cost towards Clearance of land of all or any encumbrances, including cost of removal of legal/illegal occupants, cost for providing temporary transit Accommodation or rent in lieu of Transit Accommodation, overhead cost ,amounts payable to slum dwellers, tenants apartments owners or appropriate authority or government or concessionaire, which are not refundable, and so on.	

Sr. No.	Particulars	Estimated Cost (At the time of Registration of Project)
	iii. Estimated Cost of ASR linked premium, fees, charges and security deposits of maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	
	iv. Any other cost including interest estimated the borrowing done specifically for construction of rehabilitation component	
	Sub - Total of Land Cost	2207235400.00
2	Development Cost/Cost of Construction of Building (i). Estimated Expenditure for construction. Minimum of (a) and (b) to be considered (a) Construction cost of construction incurred including site development and infrastructure for the same as certified by the engineer (b) Actual cost of construction incurred as per the books of accounts as verified by the CA	1063025288.00
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	456823744.00
	(iii) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	
	(iv) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	186607000.00
	(v) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	254100000.00
	Sub-total of Development Cost:	1960556032.00
	Total Cost of Project (Estimated)	4167791432.00

*Pass through charges or indirect taxes not included in estimated cost of project

** Estimated cost shall be revised through correction application.

Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

S.No	Particulars	Amount(Rs.)
(1)	(2)	(3)
1	Land Cost	2070790400.00
	(a) Value of the land as ascertained from the Annual Statement of Rates	
	(b) Incurred Expenditure on Premiums to obtain development rights,FSI,additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government Administration or any Statutory Authority	
	(c) Incurred Expenditure for Acquisition cost of TDR (if any).	
	(d)Amounts paid to State Government/UT Administration or competent authority of any other statutory authority of the State or Central Government,towards stamp duty, transfer charges,registration fees etc; and	136445000.00
	(e) Land Premium paid for redevelopment of land owned by public authorities.	
	(f) Under Rehabilitation scheme :	
	i. Incurred Expenditure construction cost for construction of rehabilitation building. Minimum of (a) or (b) to be considered	
	(a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	
	(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	
	ii. Incurred Expenditure Cost towards clearance of land of all or any encumbrances, including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts payable to slum dwellers,tenants apartment owners or appropriate authority or government or concessionaire, which are not refundable, and so on.	
	iii. Incurred Expenditure Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits, or any amount whatsoever paid to any authorities towards and in project of rehabilitation.	
	iv. Any other cost including interest incurred Expenditure on the borrowing done specifically for construction of rehabilitation component	
	Sub - Total of Land Cost:	2207235400.00
2	(i) Expenditure for construction. Minimum of(a) and (b) to be considered	1063025288.00
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	456823744.00
	iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	
	(iv) Incurred Expenditure towards taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	186607000.00
	(v) Incurred Expenditure towards Interest to Financial institutions,scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	254100000.00
	Sub-total of Development Cost:	1960556032.00
3	Total Cost of the Project (Actual incurred as on date on certificate)	4167791432.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost(Table A).	100.00
5	Amount which can be withdrawn from the Designated Account	3802194231.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account	3085335295.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	716858936.00

*Pass through charges or indirect taxes not included in incurred cost of the project

Table C - Statement for calculation of Receivables from the Sales of the Real Estate Project

*Unit Consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes

Na Plot without Structure Sold Inventory

Sr No.	Plot No.	Carpet area (Sq. mts)	Unit Consideration as per Agreement/Letter of Allotment*	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1		1279.73	0.00	0.00	0.00
2		795.81	0.00	0.00	0.00
3		877.43	0.00	0.00	0.00
4		526.58	0.00	0.00	0.00
5		168.8	0.00	0.00	0.00
6		274.2	0.00	0.00	0.00
7		261.06	0.00	0.00	0.00
8		177.51	0.00	0.00	0.00
9		185.58	0.00	0.00	0.00
10		264.93	0.00	0.00	0.00
11		268.8	0.00	0.00	0.00
12		190.66	0.00	0.00	0.00
13		195.73	0.00	0.00	0.00
14		272.67	0.00	0.00	0.00
15		276.54	0.00	0.00	0.00
16		200.81	0.00	0.00	0.00
17		205.89	0.00	0.00	0.00
18		280.41	0.00	0.00	0.00
19		322.53	0.00	0.00	0.00
20		239.18	0.00	0.00	0.00
21		322.92	0.00	0.00	0.00
22		428.41	0.00	0.00	0.00
23		444.08	0.00	0.00	0.00
24		332.88	0.00	0.00	0.00
25		223.96	0.00	0.00	0.00
26		303.61	0.00	0.00	0.00
27		307.48	0.00	0.00	0.00
28		224.44	0.00	0.00	0.00
29		224.74	0.00	0.00	0.00
30		311.35	0.00	0.00	0.00
31		315.22	0.00	0.00	0.00
32		225.05	0.00	0.00	0.00
33		319.09	0.00	0.00	0.00
34		322.96	0.00	0.00	0.00
35		225.66	0.00	0.00	0.00
36		225.97	0.00	0.00	0.00
37		326.82	0.00	0.00	0.00
38		330.69	0.00	0.00	0.00
39		334.56	0.00	0.00	0.00
40		342.3	0.00	0.00	0.00
41		346.17	0.00	0.00	0.00
42		350.04	0.00	0.00	0.00
43		353.91	0.00	0.00	0.00
44		357.77	0.00	0.00	0.00
45		200.0	0.00	0.00	0.00

Sr No.	Plot No.	Carpet area (Sq. mts)	Unit Consideration as per Agreement/Letter of Allotment*	Received Amount	Balance Receivables
46		200.0	0.00	0.00	0.00
47		200.0	0.00	0.00	0.00
48		200.0	0.00	0.00	0.00
49		200.0	0.00	0.00	0.00
50		200.0	0.00	0.00	0.00
51		200.0	0.00	0.00	0.00
52		200.0	0.00	0.00	0.00
53		200.0	0.00	0.00	0.00
54		200.0	0.00	0.00	0.00
55		200.0	0.00	0.00	0.00
56		220.17	0.00	0.00	0.00
57		169.46	0.00	0.00	0.00
58		153.0	0.00	0.00	0.00
59		153.0	0.00	0.00	0.00
60		153.0	0.00	0.00	0.00
61		153.0	0.00	0.00	0.00
62		153.0	0.00	0.00	0.00
63		153.0	0.00	0.00	0.00
64		153.0	0.00	0.00	0.00
65		153.0	0.00	0.00	0.00
66		153.0	0.00	0.00	0.00
67		153.0	0.00	0.00	0.00
68		153.0	0.00	0.00	0.00
69		329.96	0.00	0.00	0.00
70		251.9	0.00	0.00	0.00
71		139.54	0.00	0.00	0.00
72		139.54	0.00	0.00	0.00
73		139.54	0.00	0.00	0.00
74		139.54	0.00	0.00	0.00
75		139.54	0.00	0.00	0.00
76		139.54	0.00	0.00	0.00
77		139.54	0.00	0.00	0.00
78		139.54	0.00	0.00	0.00
79		139.54	0.00	0.00	0.00
80		139.54	0.00	0.00	0.00
81		139.54	0.00	0.00	0.00
82		139.54	0.00	0.00	0.00
83		171.93	0.00	0.00	0.00
84		171.93	0.00	0.00	0.00
85		139.54	0.00	0.00	0.00
86		139.54	0.00	0.00	0.00
87		139.54	0.00	0.00	0.00
88		139.54	0.00	0.00	0.00
89		139.54	0.00	0.00	0.00
90		139.54	0.00	0.00	0.00
91		139.54	0.00	0.00	0.00
92		139.54	0.00	0.00	0.00
93		139.54	0.00	0.00	0.00
94		139.54	0.00	0.00	0.00
95		139.54	0.00	0.00	0.00
96		139.54	0.00	0.00	0.00
97		251.9	0.00	0.00	0.00
98		251.9	0.00	0.00	0.00
99		139.54	0.00	0.00	0.00
100		139.54	0.00	0.00	0.00

Sr No.	Plot No.	Carpet area (Sq. mts)	Unit Consideration as per Agreement/Letter of Allotment*	Received Amount	Balance Receivables
101		139.54	0.00	0.00	0.00
102		139.54	0.00	0.00	0.00
103		139.54	0.00	0.00	0.00
104		139.54	0.00	0.00	0.00
105		139.54	0.00	0.00	0.00
106		139.54	0.00	0.00	0.00
107		139.54	0.00	0.00	0.00
108		139.54	0.00	0.00	0.00
109		139.54	0.00	0.00	0.00
110		139.54	0.00	0.00	0.00
111		171.93	0.00	0.00	0.00
112		171.93	0.00	0.00	0.00
113		139.54	0.00	0.00	0.00
114		139.54	0.00	0.00	0.00
115		139.54	0.00	0.00	0.00
116		139.54	0.00	0.00	0.00
117		139.54	0.00	0.00	0.00
118		139.54	0.00	0.00	0.00
119		139.54	0.00	0.00	0.00
120		139.54	0.00	0.00	0.00
121		139.54	0.00	0.00	0.00
122		139.54	0.00	0.00	0.00
123		139.54	0.00	0.00	0.00
124		139.54	0.00	0.00	0.00
125		251.9	0.00	0.00	0.00
126		251.9	0.00	0.00	0.00
127		139.54	0.00	0.00	0.00
128		139.54	0.00	0.00	0.00
129		139.54	0.00	0.00	0.00
130		139.54	0.00	0.00	0.00
131		139.54	0.00	0.00	0.00
132		139.54	0.00	0.00	0.00
133		139.54	0.00	0.00	0.00
134		139.54	0.00	0.00	0.00
135		139.54	0.00	0.00	0.00
136		139.54	0.00	0.00	0.00
137		139.54	0.00	0.00	0.00
138		139.54	0.00	0.00	0.00
139		171.93	0.00	0.00	0.00
140		171.93	0.00	0.00	0.00
141		139.54	0.00	0.00	0.00
142		139.54	0.00	0.00	0.00
143		139.54	0.00	0.00	0.00
144		139.54	0.00	0.00	0.00
145		139.54	0.00	0.00	0.00
146		139.54	0.00	0.00	0.00
147		139.54	0.00	0.00	0.00
148		139.54	0.00	0.00	0.00
149		139.54	0.00	0.00	0.00
150		139.54	0.00	0.00	0.00
151		139.54	0.00	0.00	0.00
152		139.54	0.00	0.00	0.00
153		251.9	0.00	0.00	0.00
154		253.27	0.00	0.00	0.00
155		118.17	0.00	0.00	0.00

Sr No.	Plot No.	Carpet area (Sq. mts)	Unit Consideration as per Agreement/Letter of Allotment*	Received Amount	Balance Receivables
156		132.67	0.00	0.00	0.00
157		132.67	0.00	0.00	0.00
158		132.67	0.00	0.00	0.00
159		132.67	0.00	0.00	0.00
160		132.67	0.00	0.00	0.00
161		138.47	0.00	0.00	0.00
162		138.47	0.00	0.00	0.00
163		153.44	0.00	0.00	0.00
164		153.44	0.00	0.00	0.00
165		138.47	0.00	0.00	0.00
166		138.47	0.00	0.00	0.00
167		132.67	0.00	0.00	0.00
168		132.67	0.00	0.00	0.00
169		132.67	0.00	0.00	0.00
170		132.67	0.00	0.00	0.00
171		132.67	0.00	0.00	0.00
172		118.17	0.00	0.00	0.00
173		253.27	0.00	0.00	0.00
174		253.27	0.00	0.00	0.00
175		118.17	0.00	0.00	0.00
176		132.67	0.00	0.00	0.00
177		132.67	0.00	0.00	0.00
178		132.67	0.00	0.00	0.00
179		132.67	0.00	0.00	0.00
180		132.67	0.00	0.00	0.00
181		138.47	0.00	0.00	0.00
182		138.47	0.00	0.00	0.00
183		153.44	0.00	0.00	0.00
184		153.44	0.00	0.00	0.00
185		138.47	0.00	0.00	0.00
186		138.47	0.00	0.00	0.00
187		132.67	0.00	0.00	0.00
188		132.67	0.00	0.00	0.00
189		132.67	0.00	0.00	0.00
190		132.67	0.00	0.00	0.00
191		132.67	0.00	0.00	0.00
192		118.17	0.00	0.00	0.00
193		253.27	0.00	0.00	0.00
194		269.4	0.00	0.00	0.00
195		148.69	0.00	0.00	0.00
196		148.69	0.00	0.00	0.00
197		148.69	0.00	0.00	0.00
198		148.69	0.00	0.00	0.00
199		148.69	0.00	0.00	0.00
200		148.69	0.00	0.00	0.00
201		155.19	0.00	0.00	0.00
202		155.19	0.00	0.00	0.00
203		172.89	0.00	0.00	0.00
204		178.17	0.00	0.00	0.00
205		178.17	0.00	0.00	0.00
206		178.17	0.00	0.00	0.00
207		178.17	0.00	0.00	0.00
208		178.17	0.00	0.00	0.00
209		175.02	0.00	0.00	0.00
210		187.95	0.00	0.00	0.00

Sr No.	Plot No.	Carpet area (Sq. mts)	Unit Consideration as per Agreement/Letter of Allotment*	Received Amount	Balance Receivables
211		177.8	0.00	0.00	0.00
212		177.8	0.00	0.00	0.00
213		177.8	0.00	0.00	0.00
214		181.67	0.00	0.00	0.00
215		181.67	0.00	0.00	0.00
216		177.8	0.00	0.00	0.00
217		177.8	0.00	0.00	0.00
218		177.8	0.00	0.00	0.00
219		191.07	0.00	0.00	0.00
220		131.62	0.00	0.00	0.00
221		118.17	0.00	0.00	0.00
222		118.17	0.00	0.00	0.00
223		118.17	0.00	0.00	0.00
224		118.17	0.00	0.00	0.00
225		137.27	0.00	0.00	0.00
226		137.27	0.00	0.00	0.00
227		118.17	0.00	0.00	0.00
228		118.17	0.00	0.00	0.00
229		118.17	0.00	0.00	0.00
230		118.17	0.00	0.00	0.00
231		133.84	0.00	0.00	0.00
232		138.39	0.00	0.00	0.00
233		118.17	0.00	0.00	0.00
234		118.17	0.00	0.00	0.00
235		118.17	0.00	0.00	0.00
236		118.17	0.00	0.00	0.00
237		137.27	0.00	0.00	0.00
238		137.27	0.00	0.00	0.00
239		118.17	0.00	0.00	0.00
240		118.17	0.00	0.00	0.00
241		118.17	0.00	0.00	0.00
242		118.17	0.00	0.00	0.00
243		141.95	0.00	0.00	0.00
244		169.38	0.00	0.00	0.00
245		164.68	0.00	0.00	0.00
246		157.72	0.00	0.00	0.00
247		154.78	0.00	0.00	0.00
248		156.84	0.00	0.00	0.00
249		158.93	0.00	0.00	0.00
250		161.11	0.00	0.00	0.00
251		163.36	0.00	0.00	0.00
252		165.61	0.00	0.00	0.00
253		167.87	0.00	0.00	0.00
254		170.07	0.00	0.00	0.00
255		171.68	0.00	0.00	0.00
256		172.78	0.00	0.00	0.00
257		173.88	0.00	0.00	0.00
258		172.67	0.00	0.00	0.00
259		252.87	0.00	0.00	0.00
260		210.06	0.00	0.00	0.00
261		204.27	0.00	0.00	0.00
262		202.78	0.00	0.00	0.00
263		201.17	0.00	0.00	0.00
264		201.12	0.00	0.00	0.00
265		233.05	0.00	0.00	0.00

Sr No.	Plot No.	Carpet area (Sq. mts)	Unit Consideration as per Agreement/Letter of Allotment*	Received Amount	Balance Receivables
266		226.9	0.00	0.00	0.00
267		256.46	0.00	0.00	0.00
268		246.92	0.00	0.00	0.00
269		237.11	0.00	0.00	0.00
270		229.39	0.00	0.00	0.00
271		225.34	0.00	0.00	0.00
272		210.08	0.00	0.00	0.00
273		227.6	0.00	0.00	0.00
274		232.8	0.00	0.00	0.00
275		232.8	0.00	0.00	0.00
276		232.8	0.00	0.00	0.00
277		232.8	0.00	0.00	0.00
278		307.93	0.00	0.00	0.00
279		241.41	0.00	0.00	0.00
280		183.96	0.00	0.00	0.00
281		183.96	0.00	0.00	0.00
282		183.96	0.00	0.00	0.00
283		183.96	0.00	0.00	0.00
284		179.85	0.00	0.00	0.00
285		205.7	0.00	0.00	0.00
286		210.4	0.00	0.00	0.00
287		210.4	0.00	0.00	0.00
288		210.4	0.00	0.00	0.00
289		180.58	0.00	0.00	0.00
290		201.69	0.00	0.00	0.00
291		211.8	0.00	0.00	0.00
292		201.69	0.00	0.00	0.00
293		180.58	0.00	0.00	0.00
294		210.4	0.00	0.00	0.00
295		210.4	0.00	0.00	0.00
296		210.4	0.00	0.00	0.00
297		205.7	0.00	0.00	0.00
298		202.6	0.00	0.00	0.00
299		178.05	0.00	0.00	0.00
300		178.05	0.00	0.00	0.00
301		178.05	0.00	0.00	0.00
302		178.05	0.00	0.00	0.00
303		178.05	0.00	0.00	0.00
304		178.05	0.00	0.00	0.00
305		178.05	0.00	0.00	0.00
306		178.05	0.00	0.00	0.00
307		196.94	0.00	0.00	0.00
308		173.29	0.00	0.00	0.00
309		145.48	0.00	0.00	0.00
310		145.48	0.00	0.00	0.00
311		145.48	0.00	0.00	0.00
312		145.48	0.00	0.00	0.00
313		145.48	0.00	0.00	0.00
314		145.48	0.00	0.00	0.00
315		202.05	0.00	0.00	0.00
316		202.05	0.00	0.00	0.00
317		139.54	0.00	0.00	0.00
318		139.54	0.00	0.00	0.00
319		134.81	0.00	0.00	0.00
320		125.05	0.00	0.00	0.00

Sr No.	Plot No.	Carpet area (Sq. mts)	Unit Consideration as per Agreement/Letter of Allotment*	Received Amount	Balance Receivables
321		125.05	0.00	0.00	0.00
322		125.05	0.00	0.00	0.00
323		125.05	0.00	0.00	0.00
324		158.12	0.00	0.00	0.00
325		134.2	0.00	0.00	0.00
326		134.2	0.00	0.00	0.00
327		134.2	0.00	0.00	0.00
328		134.2	0.00	0.00	0.00
329		134.2	0.00	0.00	0.00
330		134.2	0.00	0.00	0.00
331		125.05	0.00	0.00	0.00
332		125.05	0.00	0.00	0.00
333		125.05	0.00	0.00	0.00
334		125.05	0.00	0.00	0.00
335		134.81	0.00	0.00	0.00
336		139.54	0.00	0.00	0.00
337		139.54	0.00	0.00	0.00
338		145.48	0.00	0.00	0.00
339		145.48	0.00	0.00	0.00
340		145.48	0.00	0.00	0.00
341		145.48	0.00	0.00	0.00
342		145.48	0.00	0.00	0.00
343		145.48	0.00	0.00	0.00
344		145.48	0.00	0.00	0.00
345		154.54	0.00	0.00	0.00
346		172.44	0.00	0.00	0.00
347		138.5	0.00	0.00	0.00
348		138.5	0.00	0.00	0.00
349		138.5	0.00	0.00	0.00
350		138.5	0.00	0.00	0.00
351		138.5	0.00	0.00	0.00
352		138.5	0.00	0.00	0.00
353		138.5	0.00	0.00	0.00
354		139.54	0.00	0.00	0.00
355		139.54	0.00	0.00	0.00
356		139.54	0.00	0.00	0.00
357		139.54	0.00	0.00	0.00
358		139.54	0.00	0.00	0.00
359		139.54	0.00	0.00	0.00
360		139.54	0.00	0.00	0.00
361		139.54	0.00	0.00	0.00
362		139.54	0.00	0.00	0.00
363		139.54	0.00	0.00	0.00
364		139.54	0.00	0.00	0.00
365		139.54	0.00	0.00	0.00
366		167.27	0.00	0.00	0.00
367		144.96	0.00	0.00	0.00
368		139.54	0.00	0.00	0.00
369		139.54	0.00	0.00	0.00
370		139.54	0.00	0.00	0.00
371		139.54	0.00	0.00	0.00
372		139.54	0.00	0.00	0.00
373		139.54	0.00	0.00	0.00
374		139.54	0.00	0.00	0.00
375		139.54	0.00	0.00	0.00

Sr No.	Plot No.	Carpet area (Sq. mts)	Unit Consideration as per Agreement/Letter of Allotment*	Received Amount	Balance Receivables
376		139.54	0.00	0.00	0.00
377		139.54	0.00	0.00	0.00
378		139.54	0.00	0.00	0.00
379		139.54	0.00	0.00	0.00
380		202.05	0.00	0.00	0.00
381		202.05	0.00	0.00	0.00
382		138.5	0.00	0.00	0.00
383		138.5	0.00	0.00	0.00
384		138.5	0.00	0.00	0.00
385		138.5	0.00	0.00	0.00
386		138.5	0.00	0.00	0.00
387		138.5	0.00	0.00	0.00
388		151.07	0.00	0.00	0.00
389		139.54	0.00	0.00	0.00
390		139.54	0.00	0.00	0.00
391		139.54	0.00	0.00	0.00
392		139.54	0.00	0.00	0.00
393		139.54	0.00	0.00	0.00
394		139.54	0.00	0.00	0.00
395		139.54	0.00	0.00	0.00
396		124.29	0.00	0.00	0.00
397		124.29	0.00	0.00	0.00
398		124.29	0.00	0.00	0.00
399		124.29	0.00	0.00	0.00
400		124.29	0.00	0.00	0.00
401		124.29	0.00	0.00	0.00
402		124.29	0.00	0.00	0.00
403		124.29	0.00	0.00	0.00
404		124.29	0.00	0.00	0.00
405		124.29	0.00	0.00	0.00
406		124.29	0.00	0.00	0.00
407		176.51	0.00	0.00	0.00
408		165.67	0.00	0.00	0.00
409		124.29	0.00	0.00	0.00
410		124.29	0.00	0.00	0.00
411		124.29	0.00	0.00	0.00
412		124.29	0.00	0.00	0.00
413		124.29	0.00	0.00	0.00
414		124.29	0.00	0.00	0.00
415		124.29	0.00	0.00	0.00
416		124.29	0.00	0.00	0.00
417		124.29	0.00	0.00	0.00
418		124.29	0.00	0.00	0.00
419		124.29	0.00	0.00	0.00
420		124.29	0.00	0.00	0.00
421		139.54	0.00	0.00	0.00
422		139.54	0.00	0.00	0.00
423		139.54	0.00	0.00	0.00
424		139.54	0.00	0.00	0.00
425		139.54	0.00	0.00	0.00
426		139.54	0.00	0.00	0.00
427		136.85	0.00	0.00	0.00
428		130.0	0.00	0.00	0.00
429		115.59	0.00	0.00	0.00
430		115.59	0.00	0.00	0.00

Sr No.	Plot No.	Carpet area (Sq. mts)	Unit Consideration as per Agreement/Letter of Allotment*	Received Amount	Balance Receivables
431		115.59	0.00	0.00	0.00
432		115.59	0.00	0.00	0.00
433		115.59	0.00	0.00	0.00
434		115.59	0.00	0.00	0.00
435		115.59	0.00	0.00	0.00
436		115.59	0.00	0.00	0.00
437		202.17	0.00	0.00	0.00
438		202.17	0.00	0.00	0.00
439		117.06	0.00	0.00	0.00
440		117.06	0.00	0.00	0.00
441		117.06	0.00	0.00	0.00
442		117.06	0.00	0.00	0.00
443		117.06	0.00	0.00	0.00
444		117.06	0.00	0.00	0.00
445		133.88	0.00	0.00	0.00
446		133.88	0.00	0.00	0.00
447		117.06	0.00	0.00	0.00
448		117.06	0.00	0.00	0.00
449		117.06	0.00	0.00	0.00
450		117.06	0.00	0.00	0.00
451		117.06	0.00	0.00	0.00
452		135.65	0.00	0.00	0.00
453		135.83	0.00	0.00	0.00
454		117.06	0.00	0.00	0.00
455		117.06	0.00	0.00	0.00
456		117.06	0.00	0.00	0.00
457		117.06	0.00	0.00	0.00
458		117.06	0.00	0.00	0.00
459		133.88	0.00	0.00	0.00
460		133.88	0.00	0.00	0.00
461		117.06	0.00	0.00	0.00
462		117.06	0.00	0.00	0.00
463		117.06	0.00	0.00	0.00
464		117.06	0.00	0.00	0.00
465		117.06	0.00	0.00	0.00
466		117.06	0.00	0.00	0.00
467		202.17	0.00	0.00	0.00
468		202.17	0.00	0.00	0.00
469		115.59	0.00	0.00	0.00
470		115.59	0.00	0.00	0.00
471		115.59	0.00	0.00	0.00
472		115.59	0.00	0.00	0.00
473		115.59	0.00	0.00	0.00
474		115.59	0.00	0.00	0.00
475		115.59	0.00	0.00	0.00
476		115.59	0.00	0.00	0.00
477		120.36	0.00	0.00	0.00
478		134.4	0.00	0.00	0.00
479		111.93	0.00	0.00	0.00
480		111.93	0.00	0.00	0.00
481		111.93	0.00	0.00	0.00
482		111.93	0.00	0.00	0.00
483		111.93	0.00	0.00	0.00
484		119.93	0.00	0.00	0.00
485		111.93	0.00	0.00	0.00

Sr No.	Plot No.	Carpet area (Sq. mts)	Unit Consideration as per Agreement/Letter of Allotment*	Received Amount	Balance Receivables
486		111.93	0.00	0.00	0.00
487		202.17	0.00	0.00	0.00
488		202.17	0.00	0.00	0.00
489		120.35	0.00	0.00	0.00
490		120.35	0.00	0.00	0.00
491		120.35	0.00	0.00	0.00
492		120.35	0.00	0.00	0.00
493		120.35	0.00	0.00	0.00
494		120.35	0.00	0.00	0.00
495		133.88	0.00	0.00	0.00
496		133.88	0.00	0.00	0.00
497		120.35	0.00	0.00	0.00
498		120.35	0.00	0.00	0.00
499		120.35	0.00	0.00	0.00
500		120.35	0.00	0.00	0.00
501		114.38	0.00	0.00	0.00
502		120.33	0.00	0.00	0.00
503		126.19	0.00	0.00	0.00
504		120.35	0.00	0.00	0.00
505		120.35	0.00	0.00	0.00
506		120.35	0.00	0.00	0.00
507		120.35	0.00	0.00	0.00
508		120.35	0.00	0.00	0.00
509		133.88	0.00	0.00	0.00
510		133.88	0.00	0.00	0.00
511		120.35	0.00	0.00	0.00
512		120.35	0.00	0.00	0.00
513		120.35	0.00	0.00	0.00
514		120.35	0.00	0.00	0.00
515		120.35	0.00	0.00	0.00
516		120.35	0.00	0.00	0.00
517		202.17	0.00	0.00	0.00
518		202.17	0.00	0.00	0.00
519		111.93	0.00	0.00	0.00
520		111.93	0.00	0.00	0.00
521		111.93	0.00	0.00	0.00
522		111.93	0.00	0.00	0.00
523		111.93	0.00	0.00	0.00
524		111.93	0.00	0.00	0.00
525		111.93	0.00	0.00	0.00
526		111.93	0.00	0.00	0.00
527		126.78	0.00	0.00	0.00
528		134.75	0.00	0.00	0.00
529		124.37	0.00	0.00	0.00
530		124.37	0.00	0.00	0.00
531		124.37	0.00	0.00	0.00
532		124.37	0.00	0.00	0.00
533		124.37	0.00	0.00	0.00
534		124.37	0.00	0.00	0.00
535		124.37	0.00	0.00	0.00
536		211.68	0.00	0.00	0.00
537		223.14	0.00	0.00	0.00
538		193.28	0.00	0.00	0.00
539		221.58	0.00	0.00	0.00
540		118.52	0.00	0.00	0.00

Sr No.	Plot No.	Carpet area (Sq. mts)	Unit Consideration as per Agreement/Letter of Allotment*	Received Amount	Balance Receivables
541		118.52	0.00	0.00	0.00
542		118.52	0.00	0.00	0.00
543		118.52	0.00	0.00	0.00
544		118.52	0.00	0.00	0.00
545		118.52	0.00	0.00	0.00
546		118.52	0.00	0.00	0.00
547		118.52	0.00	0.00	0.00
548		118.52	0.00	0.00	0.00
549		118.52	0.00	0.00	0.00
550		118.52	0.00	0.00	0.00
551		146.32	0.00	0.00	0.00
552		157.74	0.00	0.00	0.00
553		281.67	0.00	0.00	0.00
554		296.92	0.00	0.00	0.00
555		311.63	0.00	0.00	0.00
556		326.35	0.00	0.00	0.00
557		341.06	0.00	0.00	0.00
558		433.98	0.00	0.00	0.00
559		210.95	0.00	0.00	0.00
560		190.0	0.00	0.00	0.00
561		190.0	0.00	0.00	0.00
562		190.0	0.00	0.00	0.00
563		190.0	0.00	0.00	0.00
564		190.0	0.00	0.00	0.00
565		190.0	0.00	0.00	0.00
566		190.0	0.00	0.00	0.00
567		190.0	0.00	0.00	0.00
568		190.0	0.00	0.00	0.00
569		216.9	0.00	0.00	0.00
570		216.9	0.00	0.00	0.00
571		215.55	0.00	0.00	0.00
572		207.64	0.00	0.00	0.00
573		135.35	0.00	0.00	0.00
574		135.35	0.00	0.00	0.00
575		200.0	0.00	0.00	0.00
576		200.0	0.00	0.00	0.00
577		200.0	0.00	0.00	0.00
578		200.0	0.00	0.00	0.00
579		200.0	0.00	0.00	0.00
580		200.0	0.00	0.00	0.00
581		200.0	0.00	0.00	0.00
582		200.0	0.00	0.00	0.00
583		190.54	0.00	0.00	0.00
584		249.71	0.00	0.00	0.00
585		308.81	0.00	0.00	0.00
586		190.54	0.00	0.00	0.00
587		200.0	0.00	0.00	0.00
588		200.0	0.00	0.00	0.00
589		200.0	0.00	0.00	0.00
590		200.0	0.00	0.00	0.00
591		200.0	0.00	0.00	0.00
592		200.0	0.00	0.00	0.00
593		200.0	0.00	0.00	0.00
594		200.0	0.00	0.00	0.00
595		233.38	0.00	0.00	0.00

Sr No.	Plot No.	Carpet area (Sq. mts)	Unit Consideration as per Agreement/Letter of Allotment*	Received Amount	Balance Receivables
596		207.72	0.00	0.00	0.00
597		180.0	0.00	0.00	0.00
598		180.0	0.00	0.00	0.00
599		180.0	0.00	0.00	0.00
600		180.0	0.00	0.00	0.00
601		180.0	0.00	0.00	0.00
602		164.7	0.00	0.00	0.00
603		164.7	0.00	0.00	0.00
604		164.7	0.00	0.00	0.00
605		164.7	0.00	0.00	0.00
606		164.7	0.00	0.00	0.00
607		164.7	0.00	0.00	0.00
608		164.7	0.00	0.00	0.00
609		229.29	0.00	0.00	0.00
610		164.7	0.00	0.00	0.00
611		164.7	0.00	0.00	0.00
612		164.7	0.00	0.00	0.00
613		164.7	0.00	0.00	0.00
614		164.7	0.00	0.00	0.00
615		164.7	0.00	0.00	0.00
616		180.0	0.00	0.00	0.00
617		180.0	0.00	0.00	0.00
618		180.0	0.00	0.00	0.00
619		180.0	0.00	0.00	0.00
620		180.0	0.00	0.00	0.00
621		207.72	0.00	0.00	0.00
622		209.44	0.00	0.00	0.00
623		219.31	0.00	0.00	0.00
624		163.21	0.00	0.00	0.00
625		161.73	0.00	0.00	0.00
626		160.43	0.00	0.00	0.00
627		159.12	0.00	0.00	0.00
628		157.82	0.00	0.00	0.00
629		157.48	0.00	0.00	0.00
630		158.21	0.00	0.00	0.00
631		159.03	0.00	0.00	0.00
632		159.8	0.00	0.00	0.00
633		160.63	0.00	0.00	0.00
634		161.53	0.00	0.00	0.00
635		162.42	0.00	0.00	0.00
636		163.38	0.00	0.00	0.00
637		164.36	0.00	0.00	0.00
638		192.68	0.00	0.00	0.00
639		135.35	0.00	0.00	0.00
640		135.35	0.00	0.00	0.00
641		194.88	0.00	0.00	0.00
642		171.0	0.00	0.00	0.00
643		171.0	0.00	0.00	0.00
644		171.0	0.00	0.00	0.00
645		171.0	0.00	0.00	0.00
646		171.0	0.00	0.00	0.00
647		171.0	0.00	0.00	0.00
648		170.53	0.00	0.00	0.00
649		162.0	0.00	0.00	0.00
650		162.0	0.00	0.00	0.00

Sr No.	Plot No.	Carpet area (Sq. mts)	Unit Consideration as per Agreement/Letter of Allotment*	Received Amount	Balance Receivables
651		162.0	0.00	0.00	0.00
652		162.0	0.00	0.00	0.00
653		162.0	0.00	0.00	0.00
654		162.0	0.00	0.00	0.00
655		162.0	0.00	0.00	0.00
656		190.28	0.00	0.00	0.00
657		190.28	0.00	0.00	0.00
658		162.0	0.00	0.00	0.00
659		162.0	0.00	0.00	0.00
660		162.0	0.00	0.00	0.00
661		162.0	0.00	0.00	0.00
662		162.0	0.00	0.00	0.00
663		162.0	0.00	0.00	0.00
664		162.0	0.00	0.00	0.00
665		221.61	0.00	0.00	0.00
666		234.92	0.00	0.00	0.00
667		171.0	0.00	0.00	0.00
668		171.0	0.00	0.00	0.00
669		171.0	0.00	0.00	0.00
670		171.0	0.00	0.00	0.00
671		171.0	0.00	0.00	0.00
672		171.0	0.00	0.00	0.00
673		168.87	0.00	0.00	0.00
674		168.87	0.00	0.00	0.00
675		171.0	0.00	0.00	0.00
676		171.0	0.00	0.00	0.00
677		171.0	0.00	0.00	0.00
678		171.0	0.00	0.00	0.00
679		171.0	0.00	0.00	0.00
680		184.77	0.00	0.00	0.00
681		188.19	0.00	0.00	0.00
682		191.59	0.00	0.00	0.00
683		194.99	0.00	0.00	0.00
684		201.91	0.00	0.00	0.00
Total		115659.12	0.00	0.00	0.00

Na Plot without Structure Unsold Inventory

Sr. No.	Plot No	Carpet Area (Sq. mts)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1		1182.01	0.00
2		1218.10	0.00
3		1242.89	0.00
4		1334.37	0.00
5		225.36	0.00
6		226.27	0.00
7		226.58	0.00
8		338.43	0.00
9		226.81	0.00
10		226.51	0.00
11		233.29	0.00
12		248.09	0.00
13		251.02	0.00

Sr. No.	Plot No	Carpet Area (Sq. mts)	Unit Consideration as per Ready Reckoner Rate
14		248.95	0.00
15		361.63	0.00
16		245.18	0.00
17		245.92	0.00
18		366.14	0.00
19		145.48	0.00
20		202.05	0.00
21		202.05	0.00
22		202.05	0.00
23		202.05	0.00
24		138.50	0.00
25		134.02	0.00
26		202.05	0.00
27		202.05	0.00
28		124.29	0.00
29		124.29	0.00
30		124.29	0.00
31		202.05	0.00
32		202.05	0.00
33		139.54	0.00
34		118.52	0.00
35		366.51	0.00
36		285.46	0.00
37		362.26	0.00
38		419.26	0.00
39		448.69	0.00
40		463.41	0.00
41		565.05	0.00
42		498.57	0.00
43		498.57	0.00
44		498.57	0.00
45		498.57	0.00
46		480.74	0.00
47		435.13	0.00
48		449.83	0.00
49		464.54	0.00
50		479.25	0.00
51		493.95	0.00
52		508.66	0.00
53		524.12	0.00
54		175.38	0.00
55		164.70	0.00
56		310.51	0.00
	Total	20704.61	0.00

Table D - Comparison between Balance Cost and Receivables

Sr. No.	Particulars	Amount
(1)	(2)	(3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	0.00
2	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	0.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	0.00

Sr. No.	Particulars	Amount
4	(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 Table C to this certificate	0.00
5	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	0.00
6	(To Be Filled for Ongoing Projects only) 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 IF 4 is lesser than 1, then 100 %; of the balance receivables of ongoing project will be deposited in designated Account.	0.00

Table E - Designated Bank Account Details

S.No	Particulars	Designated Bank Account Details
		Account No: 922020012039141
		Bank & Branch Name: null & null
		IFSC: UTIB00000048
		Actual Amount till Date (From start of bank account to till date)
1.	Opening Balance	0.00
2.	Deposits	3110943193.00
3.	Withdrawals	3085335295.00
4.	Closing balance	25607898.00

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account

Godrej Properties Limited has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

Table F - Means of Finance

S.No	Particulars	Estimated (At time of Registration)(In Rs.) (Proposed and indicative)	Proposed/Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	2437364065.00	0.00	0.00
2.	Total Borrowed funds (Secured) - Drawdown availed till date	470000000.00	0.00	0.00
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	0.00	0.00	0.00
4.	Customer Receipts used for project	1192346773.00	4079227539.00	3427638471.00
5.	Total Funds for project	4099710838.00	4079227539.00	3427638471.00
6.	Total Estimated Cost(As per Table A)	4167791432.00	4167791432.00	4167791432.00

Table G - Any Comments/Observations of CA

1	The 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 voluminous transactions of the company.
2	Actual cost incurred is incorrectly appearing in table B 2(A) as Rs. 106,30,25,288 instead of Rs. 86,64,96,153
3	Cost incurred on additional item not included in estimated cost & actual cost appearing at 2(B) of Table B is incorrectly appearing as Rs. 45,68,23,744 instead of Nil.
4	Cost for development of entire project...for estimated amount in Table B-2(C) is appearing as Nil instead of Rs. 41,48,23,744 and actual amount is appearing as Nil instead of Rs. 36,11,50,796
5	Estimated Cost for taxes, cess, fees, charges...in Table B-2(D) is incorrectly appearing as Rs. 186607000 instead of Rs. 206607000 and Actual Cost is incorrectly appearing as Rs. 186607000 instead of Rs. 201299349.
6	Estimated Cost for interest payable...in Table B-2(E) is incorrectly appearing as Rs. 254100000 instead of Rs. 187536107 and Actual Cost is incorrectly appearing as Rs. 254100000 instead of Rs. 166012533.
7	Due to error in costs as mentioned above, the total cost in Table B-2(F) is incorrectly calculated.
8	Due to error in costs as mentioned above, the total cost of Project in Table B-2(G) is incorrectly calculated.
9	On the basis of above observation and incorrect numbers flowing in Table A & B, Proportion of cost incurred on land and construction to total estimated cost is incorrectly appearing as 100% instead of 93.21%.
10	In Table F Row 8, the Estimated, Proposed and Actual Cost is incorrectly appearing as Rs. 4167791432 instead of Rs. 4099710838 for estimated, Rs. 4079227539 for proposed, Rs. 3802194231 for actual.
11	"With reference to Table A, it is pertinent to note that the figure in Table A -Sr. 2 column (ii) is Rs. 0 and the figure as per Table A - Sr. 2, Column (iii) is Rs. 45,68,23,744 However, due to technical glitch on portal, the figure have been wrongly swapped with Table A - Sr. 2 Column (ii) as Rs. 45,68,23,744 However and the figure as per Table A - Sr. 2, Column (iii) appearing as Rs 0 in Form 3 of Annexure D"
12	"With reference to Table C of Form 3, it has been noted that due to a technical glitch on the portal, the figures for Sold Inventory, comprising Plot No with total Carpet area (In sq.mtrs) of 1,15,645.50 having a total consideration of Rs. 5,12,82,58,741 as per the agreement /Letter of Allotment. Out of which, Rs. 4,40,54,74,788 has been received and remaining Balance Receivables stands at Rs. 72,27,83,953, were not accurately captured in the Annexure D - Form 3"
13	"Further with reference to Table C of Form 3, it has been noted that due to a technical glitch on the portal, the figures for Unsold Inventory, comprising of Plot No. with total Carpet area (In sq.mtrs) of 20704.60 , having total consideration of Rs. 18,55,13,179 as per Ready Reckoner Rate, were not captured in the Annexure D - Form 3"

Yours Faithfully



Signature of Chartered Accountant

(UDIN: 24166637BKEGTH7073 and Membership Number: 166637)

Name : M D DESHPANDE & CO.
(CA Omkar Deshpande)

Agreed and accepted by:



Signature of Promoter:

Name: GODREJ PROPERTIES LIMITED

Date: 30/09/2024