PUNIT DEDHIA & ASSOCIATES
CHARTERED ACCOUNTANTS
Add: 59, SAGAR BONAZA SHOPPING CENTRE , GROUND FLOOR, KHOT LANE, GHATKOPAR-WEST, Mumbai 400086
Tel Fax: - 9773272937 / 9372234676 E-Mail: capunitkdedhia@gmail.com / punitdedhia.com

Chartered Accountant's Certificate
As on 30th September 2025
(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

To,
M/s. Fluid Realty LLP,
4th Floor, X Cube,
Plot No 636
Off New Link Road,
Andheri West, Mumbai.

Date: 11-11-2025

Subject: Certificate of Financial Progress of Work as on of **Rodium - Xone** having MahaRERA Registration Number **P51800054521** being developed by **M/s. Fluid Realty LLP**.

Sir,

This certificate is being issued for the project **Rodium Xone** having MahaRERA Registration Number **P51800054521** being developed by **M/s. Fluid Realty LLP** 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

Sr No.	Particulars	Estimated Cost (At the time of Registration of Project)
(1)	(2)	(3)
1. i.	**Land Cost**	
(a)	Value of the land as ascertained from Annual Statements of Rates (ASR).	0
(b)	Estimated Amount of premium payable to obtain Development Rights, FSI, Additional FSI, Fungible area & any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	18,86,00,000
(c)	Estimated Acquisition Cost of TDR (if any)	8,20,00,000
(d)	Estimated Amount Payable to State Government/UT Aminstration or Competent Authority or any other Statutory Authority of state or Central Government, toward Stamp Duty, Transfer charges, Registration Fees, etc; and	1,20,49,000
(e)	Estimated Land Premium Payable as per Annual Statement of Rates (ASR) for Redevelopment of Land Owned by Public Authorities	0

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(f)	Under Rehabilitation scheme:	
(i)	Estimated Construction Cost of Rehab Building including Site Development and Infrastructure for the same as certified by the Engineer.	0
(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, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	9,91,00,000
(iii)	Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in Project of Rehabilitation	0
(iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	0
	SUB-TOTAL LAND COST	**38,17,49,000**
1. ii.	**Development Cost / Cost of Construction of Building**	
a	Estimated Cost of Construction as certified by Engineer.	48,30,00,000
b.	Cost incurred on additional items not inculded in estimated cost (As per engineer certificate)	
c.	Estimated Expenditure for development of entire Project excluding Cost of Construction as per (i) above, i.e. salaries, consultant fees, site overheads, development work, 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 cost, consumables etc.	8,50,00,000
d.	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority	0
e.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	4,00,00,000
	SUB-TOTAL OF DEVELOPMENT COST	**60,80,00,000**
	TOTAL COST OF THE PROJECT (ESTIMATED)	**98,97,49,000**



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Date: 11-11-2025

Table B -Actual Cost Incurred on the Project (as on 30th September 2025)

Sr. No.	Particulars	Amount (Rs.) Incurred
(1)	(2)	(3)
1	**Land Cost**	
(a)	Value of the land as ascertained from Annual Statements of Rates (ASR).	0
(b)	Incurred Expeniture on premium to obtain Development Rights, FSI, Additional FSI, Fungible area & any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	12,52,80,606
(c)	Incurred Expenditure for Acquisition of TDR (if any)	6,18,76,327
(d)	Amount paid to State Government/UT Aminstration or Competent Authority or any other Statutory Authority of state or Central Government, toward Stamp Duty, Transfer charges, Registration Fees, etc; and	2,02,35,193
(e)	Land Premium Paid for redevelopment of land owned by public authorities	0
(f)	Under Rehabilitation scheme:	
(i)	Incurred Expenditure for Construction Rehabilitation. Minimum of (a) or (b) to be considered.	
(a)	Cost Incurred for contruction of rehab building inculding site development and infrastructure for the same as certified by Engineer.	
(b)	Incurred Expenditure for construction Rehab building as per the books of accounts as verified by the CA.	6,41,06,127
(ii)	Incurred Expenditure 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 paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	5,61,91,535
(iii)	Incurred Expenditure towards ASR linked Premium fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in Project of Rehabilitation	0
(iv)	Any other cost including interest incurred estimated on the borrowing done specifically for construction of rehabilitation component	0
	SUB-TOTAL LAND COST	**32,76,89,788**

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2	**Development Cost / Cost of Construction**	
(i)	Expenditure for Construction . Minimum of (a) and (b) to be considered.	
(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.	28,88,50,383
(ii)	Cost incurred on additional items not inculded in estimated cost(As per enginner certificate)	
(iii)	Incurred Expenditure for development of entire Project excluding Cost of Construction as per (i) above, i.e. salaries, consultant fees, site overheads, development work, 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 cost, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	5,31,11,171
(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority	
(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	5,93,34,790
	SUB-TOTAL OF DEVELOPMENT COST	**40,12,96,344**
3	Total Cost of the Project (Actual incurred as on date of Certificate)	**72,89,86,132**
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A)	73.65%
5	Amount which can be withdrawn from the Designated Account.	72,89,86,132
6	Less: Amount withdrawn till date of this certificate from the Designated Account.	36,71,90,256
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	36,17,95,877



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Table C

Statement for Calculation of Receivables from the sales of the Real Estate Project.

Sold Inventory

Sr.No	Flat No	Carpet Area In Sq.Mtrs	Unit Consideration as per Agreement /Letter Of Allotment	Received Amount	Balance Receivables
1	Office 2	77.29	3,77,04,000.00	1,14,16,635.00	2,62,87,365
2	Office 3	64.57	3,14,96,000.00	1,28,37,365.00	1,86,58,635
3	Office 4	73.79	4,00,00,000.00	2,17,80,000.00	1,82,20,000
4	Office 5	76.57	5,88,33,100.00	2,61,55,800.00	3,26,77,300
5	Office 6	120.45	4,24,13,100.00	3,24,13,100.00	1,00,00,000
6	Office 7	33.98	1,88,92,000.00	35,00,000.00	1,53,92,000
7	Office 8A	31.77	2,29,52,000.00	88,92,002.00	1,40,59,998
8	Office 8B	36.42	3,32,16,000.00	1,08,72,323.00	2,23,43,677
9	Office 9	65.74	2,87,56,000.00	1,91,56,000.00	96,00,000
10	Office 10	33.28	2,10,00,000.00	81,20,000.00	1,28,80,000
11	Office 11	44.72	2,18,98,000.00	96,36,000.00	1,22,62,000
12	Office 12	42.94	3,40,00,000.00	98,68,121.00	2,41,31,879
13	Office 13	96.13	3,91,28,000.00	2,20,91,676.00	1,70,36,324
14	601	55.83	4,05,80,000.00	1,20,32,020.00	2,85,47,980
15	602	76.83	3,67,28,775.00	1,90,41,190.00	1,76,87,585
16	801	55.83	2,74,00,775.00	98,88,703.00	1,75,12,072
17	805	55.83	2,86,78,000.00	94,28,749.00	1,92,49,251
18	1003	46.64	4,28,39,000.00	1,08,96,500.00	3,19,42,500
19	1203	46.64	2,61,04,000.00	99,94,780.00	1,61,09,220
20	1302	100.89	5,59,93,000.00	2,12,54,225.00	3,47,38,775
21	1303	46.64	4,02,02,000.00	44,40,290.00	3,57,61,710
22	1304	91.88	5,43,64,000.00	2,14,00,665.00	3,29,63,335
23	1402	100.89	5,43,00,000.00	57,95,740.00	4,85,04,260
24	1502	100.89	3,97,00,000.00	54,37,850.00	3,42,62,150
25	1602	100.89	5,70,50,000.00	1,73,76,000.00	3,96,74,000
26	1603	46.64	3,22,25,000.00	80,32,000.00	2,41,93,000
27	1604	91.88	5,70,50,000.00	2,08,98,010.00	3,61,51,990
28	1801	73.11	3,22,25,000.00	96,76,950.00	2,25,48,050
29	1802	100.89	5,18,75,000.00	1,31,22,450.00	3,87,52,550
30	1803	56.48	2,94,50,000.00	91,32,750.00	2,03,17,250
31	1804	91.88	4,59,74,000.00	1,09,54,350.00	3,50,19,650
32	1805	62.80	5,26,09,000.00	76,03,200.00	4,50,05,800
33	1901	73.11	4,24,98,000.00	26,50,000.00	3,98,48,000
34	1902	100.89	3,57,09,000.00	2,40,39,302.00	1,16,69,698
35	1905	62.80	1,70,00,000.00	50,00,000.00	1,20,00,000
36	2001	73.11	2,12,49,000.00	25,00,000.00	1,87,49,000
37	2002	100.89	5,72,80,000.00	1,78,99,591.00	3,93,80,409
	Total	**2611.85**	**1,40,93,71,750.00**	**47,52,34,337.00**	**93,41,37,413**

Unsold Inventory



Sr.No	Flat No /Shop No	Carpet Area In Sq.Mtrs	Unit Consideration as per Readyrecknor Rate
(1)	(2)	(3)	(4)
1	SHOP NO. 23	218.56	3,63,46,839.46
2	Office 1	99.87	1,66,08,370.49
3	Office 14	168.52	2,80,25,659.61
4	701	55.83	73,93,573.02
5	1503	46.64	61,75,663.32
6	1703	46.64	61,75,663.32
7	1704	91.88	1,21,66,794.87
8	1903	56.48	74,79,687.85
9	1904	91.88	1,21,66,794.87
10	2003	56.48	74,79,687.85
11	2004	91.60	1,21,29,888.52
12	2005	62.80	83,16,231.88
13	2101	73.11	96,81,767.00
14	2102	100.33	1,32,86,287.63
15	2104	132.94	1,76,04,331.10
16	2105	62.80	83,16,231.88
	Total	**1456.39**	**20,93,53,472.69**



Units allocated to Existing Members/ Tenants		
Sr.No	**Flat No /Shop No**	**Carpet Area In Sq.Mtrs**
(1)	(2)	(3)
1	Shop No. 1	24.25
2	Shop No. 2	27.10
3	Shop No. 3	50.54
4	Shop No. 4	29.69
5	Shop No. 5	27.10
6	Shop No. 6	33.74
7	Shop No. 7	37.18
8	Shop No. 8	23.71
9	Shop No. 9	23.44
10	Shop No. 10 & 11	53.14
11	Shop No. 12	28.29
12	Shop No. 13	31.79
13	Shop No. 14	28.29
14	Shop No. 15	24.25
15	Shop No. 16	34.70
16	Shop No. 17	21.31
17	Shop No. 18	24.25
18	Shop No. 19	22.63
19	Shop No. 20	19.88
20	Shop No. 21	21.31
21	Shop No. 22	19.88
22	501	55.83
23	502	76.83
24	503	23.69
25	504	23.69
26	505	76.55
27	603	46.64
28	604	76.55
29	605	55.83
30	702	76.83
31	703	46.64
32	705	55.83
33	802	76.83
34	803	46.64
35	901	55.83
36	902	76.83
37	903	46.64
38	904	76.55
39	905	55.83
40	1001	55.83
41	1002	76.83
42	1004	76.55
43	1005	55.83
44	1101	60.01
45	1102	91.97
46	1103	46.64
47	1104	91.88
48	1105	59.92
49	1205	59.92
50	1201	59.92
51	1202	91.97
52	1204	91.88
53	1301	59.92



54	1305	62.80
	Total	**2698.40**



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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).	26,07,62,868
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)	93,41,37,413
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1,456.39
	(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	20,93,53,473
4	Estimated receivables of ongoing project. (Sum of 2 + 3(ii))	1,14,34,90,886
5	(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 of the balance receivables of ongoing project will be deposited in designated Account.	100%

PUNIT DEDHIA & ASSOCIATES ★ CHARTERED ACCOUNTANTS ★ Mem No. 164940

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Table E

Designated Bank Account Details

Sr No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	36,71,90,256
3	Withdrawals	36,71,90,256
4	Closing Balance	-

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

I hereby certify that **M/s. Fluid Realty LLP** has utilized the required proportion of money, as specified in the act, collected from allottees for this project for land and construction of this project.

PUNIT DEDHIA & ASSOCIATES ★ CHARTERED ACCOUNTANTS ★ Mem No. 164940

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Table F

Means of Finance

Sr No.	Particulars	Estimated* (At time of Registration) (In Rs.) (Proposed and indicative)	Proposed/Estimated (As on the date certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own funds	70,65,23,888	1,45,14,663	-
2	Total Borrowed Funds(Secured) - Drawdown Availed till date	-	50,00,00,000	24,68,55,863
3	Total Borrowed Funds(Unsecured) - Drawdown Availed till date	-	-	-
4	Customer Receipts used for Project	28,32,25,112	47,52,34,337	48,21,30,270
5	Total Funds for Project	98,97,49,000	98,97,49,000	72,89,86,132
6	Total Estimated Cost (As per Table A)	**98,97,49,000**	**98,97,49,000**	**72,89,86,132**

PUNIT DEDHIA & ASSOCIATES ★ Mem No. 164940 ★ CHARTERED ACCOUNTANTS

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Table G

Any Comments / Observations of CA

1	Value of the land is considered Nil as it is a Redevelopment Project.
2	Ready Reckoner rate for unsold inventory valuation is considered to be Rs. 1,32,420/- sq.m for Residential units, Rs. 1,66,300/- sq. m for Shop units and Rs. 1,51,910/- sq.m for Office units.
3	Table C - Statement for Calculation of Receivables from the sales of the ongoing Real Estate Project Sold Inventory has been considered as per details & information produced by management of the company.
4	The amount withdrawn till date of this certificate is considered from bank statement of HDFC Bank 70% RERA Account bearing account no. 57500001421960.
5	The amounts pertaining to period ended **30th September 2025** have been extracted from the unaudited books of accounts as provided by the management of the company.
6	The certificate and its contents are only to be used in relation to the reporting requirement under MahaRERA. Any other person relying on this certificate for any purpose other than as mentioned above does so on his/her own risk. Our liability shall be restricted maximum to the extent of fees received.

Yours Faithfully,

PUNIT DEDHIA & ASSOCIATES ★ CHARTERED ACCOUNTANTS ★ Mem No. 164940

CA Punit Dedhia
Punit Dedhia & Associates
M. No. 164940
UDIN :- 25164040BMJAIJ1889

Agreed and accepted by:
For M/s. Fluid Realty LLP

Sd/-

Authorised Signatory
Date: 11-11-2025