

**MOHANDAS & CO.**

B.M.SHETTY  
B.Com, F.C.A

Chartered accountants

10,Krishna Cottage, Dattapada Road No.2, Dattapada Subway, Borivali (East), Mumbai – 400066

To  
STCI Finance Limited  
Mumbai.

We have verified the books of accounts and other related documents maintained by M/s Poddar Housing And Development Limited and confirm and certify cost incurred as on 31-Dec-2022

Rs. in Crore

<b>Particulars</b>	<b>Total Cost Incurred till 31-Dec-2022</b>
Land Cost (Revenue share with JV partner)	21.00
Brokerage paid for the Project	3.00
Rent to Tenants/ Security Deposit / Tenants Other charges	9.61
Approval Cost	16.21
Consultancy fees	1.94
Construction cost - Resi	32.73
Construction cost - Rehab	17.80
Infrastructure Cost	1.45
Marketing and brokerage	7.97
Admin cost	6.93
Finance Cost	13.50
<b>Total</b>	<b>132.14</b>

**Yours faithfully,**

For MOHANDAS & CO.  
Chartered Accountants  
Firm Reg. No.106529W

CA. Belle Mohandas Shetty  
(Proprietor)  
M.No.: 031256  
UDIN: 23031256BGWFHZ7630  
Place: Mumbai  
Date: 27/06/2023