

MOHANDAS & CO.

Chartered accountants

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

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 following cost incurred as on 31-Dec-2022 on project Poddar Riviera Phase-I

| Rs. in Crore | |
|-----------------------------|---|
| Particulars | Total Cost Incurred till 31-Dec-2022 |
| Land Cost | 13.99 |
| Liasioning / Approvals Cost | 3.45 |
| Construction Cost | 33.91 |
| Infrastructure Cost | 1.93 |
| Marketing and Brokerage | 19.91 |
| Admin cost | 7.51 |
| Finance Cost | 14.31 |
| Total | 95.00 |

Disclaimer:

- a) In no circumstances we shall be liable, for any loss or damage, of what so ever nature arising from information material to our work being withheld or concealed from us or misrepresented to us by the company, directors, employees or agents or any other person.
- b) We undertake no responsibility to update this certificate for events or circumstances occurring after the date of the certificates.
- c) Our certificate is based on the information/documents to the extent furnished to us. We have relied on the information/ documents furnished to us by the company /officials of the company.

This certificate has been issued on the request of the Company.

Yours faithfully,

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

CA. Belle Mohandas Shetty
(Proprietor)
M.No.: 031256
UDIN: 23031256BGWFGC3032
Place: Mumbai
Date: 14/06/2023