



N P SHETTY & CO.

CHARTERED ACCOUNTANTS

Email Id: npsheettyco@gmail.com/nickkysheetty@gmail.com

Contact Details: +91-7045161756

TO WHOMSOEVER IT MAY CONCERN

This is to certify that M/s. **GBD Infra Project LLP** is a Limited Liability Partnership Firm, having registered office of the LLP is situated at 401, Tanishka Commercial Premises, Akurli Road, Near Growels Mall, Kandivali East, Mumbai City, Maharashtra - 400101. The firm has incurred **Rs.27.49 Crores** towards construction and development of the residential cum commercial project "Evana Heights" located at plot bearing Survey No 93/74(pt), 96/74(pt), 88/74(pt), Street- E Borges Road, Locality- Parel, District- Mumbai City, Maharashtra- 400012 as of **August 2024** :

Details of Cost of Project are as under:

Cost of Project	Amt. in Crores		
	Projected	Incurred till Aug-24	To be Incurred
Acquisition Cost of land	-	-	-
Tenant Cost	21.86	10.29	11.57
Approval & Permission Cost	9.49	5.77	3.72
Construction Cost (incl. Development Cost)	61.45	7.41	54.04
Architect & Consultancy Expenses	1.17	0.85	0.32
Admin and Overhead Cost	2.71	0.51	2.20
Selling & Marketing Cost	4.39	2.66	1.73
Interest to Bank Finance (IDC)	8.13	-	8.13
Total	109.20	27.49	81.71
Less: Customer Advance (Confirmed Bookings)	20.92	3.82	17.10
Less: Customer Advance (Estimated Bookings)	28.28	2.50	25.78
Project GAP	60.00	21.17	38.83

Details of Means of Finance for above Cost are as under:

Means of Finance	Projected	Amt. in Crores	
		Infused till Aug-24	To be Infused
Partner's Capital	16.00	15.65	0.35
Unsecured Loan from Promoters / Relatives	6.00	4.89	1.11
Project Specific Term Loan Facility	38.00	-	38.00
Payables / Contractors	-	0.63	(0.63)
Total	60.00	21.17	38.83

This certificate has been issued at the explicit request of client and based on information shared by the client. We have checked books of account of the firm, the invoices etc. and clarify that the aforesaid information is verified and found to be true.

Thank You,

For N P Shetty & Co
FRN: 147630W

N P Shetty



(Proprietor)

M. No.175265

UDIN: 24175265BKFDCQ4594

Place: Mumbai

Date: 11.09.2024

Address: B-303, Ashray Bldg, Shiv Shakti Chs, Kokanipada, Malad East, Mumbai-400097.