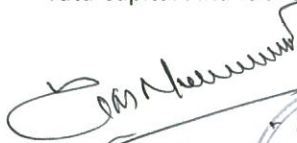


CERTIFICATE OF CONSTRUCTION EXPENSES INCURRED AND MEANS OF FINANCE

I, on the basis of relevant records produced and information & explanations given by the management hereby certify that **as on 16.02.2022 M/s G V Discovery Center Private Limited** having its registered office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G Road, Secunderabad 500 003 have incurred construction expenditure including advances to suppliers as detailed below and the means of finance for the same as detailed below:

S.No	Details of Construction Expenses incurred	Amount
1	Land	1,66,95,012
2	Sanction fees	24,73,513
3	Work in progress	7,84,30,992
4	Finance Expenses	76,580
5	Admin Expenses	61,76,316
6	Advance (Suppliers, Contractor & Service providers)	2,83,53,619
	Total	13,22,06,032
	Means of Finance	
1	Share Capital- Equity Shares as per Annexure-1	1,11,120
2	Share Capital- Compulsorily Convertible Preference Shares (CCPS) as per Annexure-2	3,25,75,000
3	Unsecured Loans from shareholders and associates as per Annexure-3	11,89,06,501
	Total	15,15,92,621

This certificate is issued at the request of the client for the purposes of loan processing and review by Tata Capital Financial Services Limited and is not to be used for any other purposes.


(Ajay Mehta)
Chartered Accountant
Membership No 035449
Dated: 18.02.2022
Place: Hyderabad
UDIN: 22035449ADCBF51766



Annexures Referred to in Certificate of Construction Expenses Incurred and Means of Finance dated 18.02.2022

Annexure -1 Details of Share Capital- Equity Shares

S.no	Particulars	No of shares	Shareholding %	Amount
1	Modi Properties Pvt Ltd.	2,134	19.20%	21,340
2	Rajesh J kadakia	3,933	35.40%	39,330
3	Sharad J Kadakia	3,933	35.40%	39,330
4	JVRX Asset Management Pvt Ltd	1,112	10%	11,120
	Total	11,112	100%	1,11,120

Terms of Equity Shares: The Company has one class of equity shares. Each shareholder is eligible for one vote per share held. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

Annexure -2 Details of Compulsorily Convertible Preference Shares(CCPS)

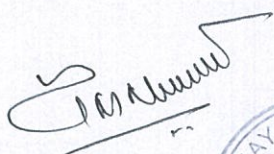
S.no	Particulars	No of shares	Shareholding %	Amount
1	JVRX Asset Management Pvt Ltd	10,00,000	30.70%	1,00,00,000
2	Modi Properties Pvt Ltd.	2,57,500	7.90%	25,75,000
3	Rajesh J kadakia	10,00,000	30.70%	1,00,00,000
4	Sharad J Kadakia	10,00,000	30.70%	1,00,00,000
	Total	32,57,500	100%	3,25,75,000

Terms of Compulsorily Convertible Preference Shares: Each CCPS holder has right to convert it into 1 Equity share any time before the expiry of term of 10 years, upon obtaining prior approval of the other CCPS holders.



Annexure -3 Details of Unsecured Loans from shareholders and associates

S.no	Particulars	Amount
1	Modi Properties Pvt Ltd.	1,35,06,501
2	JMKGEC Realtors Pvt Ltd	5,14,50,000
3	SDMNKJ Realty Pvt Ltd	4,99,50,000
4	Rajesh J kadakia	35,00,000
4	Sharad J Kadakia	5,00,000
	Total	11,89,06,501



(Ajay Mehta)

Chartered Accountant

M. No.035449

Date: 18.02.2022

Place: Hyderabad

UDIN: 22035449ADCBFS1766

