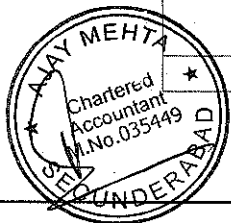


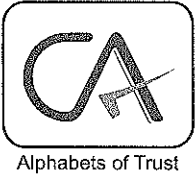
Alfabets of Trust

CA. *Ajay Mehta* B.Com. F.C.A.
Chartered Accountant

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR THE REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF
MONEY) Cost of Real Estate Project of **M/s Modi Realty Miryalguda LLP**
TSRERA Registration Number _____

S. No.	Particulars	Amount Rs.	
		Estimated Rs.	Incurred Rs.
I.			
i.	Land Cost		
	(a) Acquisition Cost of Land or Development Right, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	Nil	Nil
	(b) Amount of TDR payable to obtain development Rights if any, additional floor area through TDR if any, fungible area.	Nil	Nil
	(c) Amounts payable to State Government or Competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc ; and	49,27,551	49,27,551
	SUB TOTAL OF LAND COST Rs.	49,27,551	49,27,551
ii	Development Cost / Cost of construction :		
a.	(i) Estimated cost of construction as certified by Engineer	19,65,34,135	
	(ii) Actual Cost of construction incurred as per the Books of accounts as verified by the CA		5,22,58,357
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e., salaries, consultant fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, lay-out roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.		
	b. Payment of Taxes, cess, fees, charges, premiums, interest Etc. to any statutory Authority.	Nil	Nil
	c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) Or money borrowed for construction	Nil	Nil
	(b) Payment of Taxes, cess, fees, charges, premiums, interest to any statutory Authority.	Nil	Nil
	SUB TOTAL DEVELOPMENT COST Rs	19,65,34,135	5,22,58,357



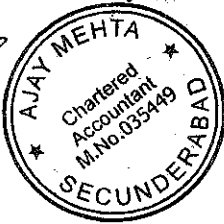
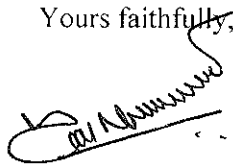


-2-

2	Total Estimated Cost of the Real Estate Project [1 (i) + 1 (ii)] of Estimated Column	20,14,61,686
3	Total Cost Incurred of the Real Estate Project [1(i) + 1 (ii)] of Incurred Column	5,22,58,357
4	% completion of Construction Work ___% (as per Project Engineer/Architect's Certificate)	25.94%
5	Proportion of the Cost incurred on Land Cost and ___% Construction Cost to the Total Expenditure Cost (3/2%)	25.94%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost* Proportion of cost incurred (Sr. number 2* Sr. number 5)	5,22,58,357
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	NA
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	NA

This certificate is being issued for RERA compliance for the Company **M/s. Modi Realty Miryalaguda LLP** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours faithfully,



(Ajay Mehta)
Chartered Accountant
Membership No: 035449

Place: Secunderabad
Date: 30.11.2018

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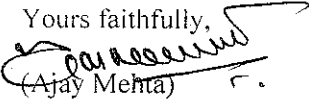
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less cost incurred) (calculated as per the Form 4).	14,92,03,329
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts).	4,71,48,114
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (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 Annexure A to this certificate.	15,77,02,550
4	Estimated receivables of ongoing project. Sum of 2 +3 (ii).	20,48,50,664
5	Amount to be deposited in Designated Account – 70% or 100%.	70%

IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account.

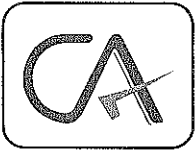
IF 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.

This certificate is being issued for RERA compliance for M/s. **Modi Realty Miryalaguda LLP** and is based on the records and documents produced before me and explanations provided to me by the management of LLP.

Yours faithfully,

(Ajay Mehta)
Chartered Accountant
Membership No: 035449



Place: Secunderabad
Date: 30.11.2018



Alphabets of Trust

CA. *Ajay Mehta* B.Com. F.C.A.
Chartered Accountant

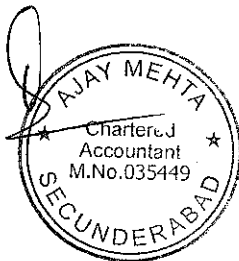
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Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project.

Sold Inventory

Sr. No	Flat/Villa No	Carpet Area (in Sq. meters)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount Rs.	Balance Receivable Rs.
1.	21	217.39	36,00,000	25,39,380	1,060,620
2.	22	116.13	36,00,000	34,07,150	192,850
3.	29	116.13	42,00,000	8,55,000	3,345,000
4.	30	116.13	37,00,000	24,12,000	1,288,000
5.	32	116.13	53,25,000	33,67,441	1,957,559
6.	34	217.39	37,50,000	7,00,000	3,050,000
7.	35	116.13	37,00,000	24,12,000	1,288,000
8.	37	116.13	37,00,000	26,80,000	1,020,000
9.	41	116.13	39,94,000	17,15,000	2,279,000
10.	48	116.13	36,00,000	28,73,000	727,000
11.	55	116.13	52,33,000	2,25,000	5,008,000
12.	57	217.39	37,00,000	23,82,500	1,317,500
13.	59	116.13	55,00,000	7,75,000	4,725,000
14.	6	217.39	52,00,000	3,00,000	4,900,000
15.	61	116.13	37,00,000	29,52,932	747,068
16.	63	116.13	39,16,000	25,54,560	1,361,440
17.	64	116.13	39,16,000	25,54,560	1,361,440
18.	65	217.39	54,16,000	22,91,000	3,125,000
19.	66	217.39	40,70,000	16,35,500	2,434,500
20.	74	116.13	37,00,000	23,75,000	1,325,000
21.	75	116.13	32,72,500	14,22,863	1,849,637
22.	76	116.13	37,00,000	13,75,000	2,325,000
23.	91	116.13	35,64,000	31,03,500	4,60,500
Total		3278.55	9,40,56,500	4,69,08,386	4,71,48,114





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(Unsold Inventory Valuation) Ready Reckoner Rate/Average Selling Rate as on the date of Certificate of the Residential/Commercial premises Rs. 28,688.46/-- per Sq.mtrs

Sr. No	Flat No	Carpet Ar (in Sq. mtrs)	Unit Consideration as per Average Selling Rate (ASR)
1	2	217.39	6,236,673
2	3	116.13	3,331,556
3	4	116.13	3,331,556
4	5	116.13	3,331,556
5	16	217.39	6,236,673
6	18	116.13	3,331,556
7	19	116.13	3,331,556
8	24	217.39	6,236,673
9	25	217.39	6,236,673
10	27	217.39	6,236,673
11	28	217.39	6,236,673
12	31	116.13	3,331,556
13	33	116.13	3,331,556
14	38	116.13	3,331,556
15	39	116.13	3,331,556
16	40	217.39	6,236,673
17	42	217.39	6,236,673
18	43	116.13	3,331,556
19	45	116.13	3,331,556
20	46	116.13	3,331,556
21	49	116.13	3,331,556
22	51	116.13	3,331,556
23	52	116.13	3,331,556
24	54	116.13	3,331,556
25	56	116.13	3,331,556
26	58	116.13	3,331,556
27	60	116.13	3,331,556
28	67	217.39	6,236,673
29	69	217.39	6,236,673
30	70	217.39	6,236,673
31	72	116.13	3,331,556
32	73	116.13	3,331,556
33	81	217.39	6,236,673
34	82	217.39	6,236,673
35	84	116.13	3,331,556
36	87	116.13	3,331,556
Total		5497.07	157,702,550

