Cost of Real Estate Project – **"Mayflower Platinum"** developed by **M/s. Modi Properties Pvt Ltd**

TSRERA Registration Number : P02200000482

Sr.No.	Particulars	Estimated Cost (Rs.)	Incurred Cost (Rs.)
1 (i).	Land Cost:		
A	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	-	-
B	Amount of TDR payable to obtain development rights if any, additional floor area through TDR if any, fungible area.	-	-
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.;	2,70,05,427	2,70,05,427
	Sub-Total of LAND COST	**2,70,05,427**	**2,70,05,427**
1 (ii).	Development Cost/ Cost of Construction:		
A (i)	Estimated Cost of Construction as certified by Engineer as on **30.06.2022**	63,29,76,600	-
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA. Note:- (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered) as on **30.06.2022**	-	62,43,70,443
(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, layout 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. **(This expenditure has been clubbed in 1(ii)(A)(ii) above.)**	-	-
B	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	3,00,79,807	3,00,79,807
C	Principal sum and interest payable to financial institutions, scheduled banks, nonbanking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	83,00,371	83,00,371
	Sub-Total of DEVELOPEMENT COST	**67,13,56,778**	**66,27,50,621**

info@rsbajaj.co.in
www.rsbajaj.co.in
040-66664636
095815 09090
8-2-603/A/B/24, Qureshi Estate, 2nd Floor, Road No. 10, Banjara Hills, Hyderabad, T.S. 500034.

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2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column -	69,83,62,205
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	68,97,56,048
4	% completion of Construction Work (as per Project Engineer's Certificate).	98.64%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Sr. No. 3/Sr. No. 2 %)	98.77%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. No. 2 * Sr. No. 5)	68,97,56,048
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statements	51,64,29,826
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	17,33,26,222

This certificate is being issued for RERA compliance for the Company **M/s. Modi Properties Pvt Ltd** for the project "**Mayflower Platinum**" and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

For R S Bajaj and Associates
Chartered Accountants
Firm Reg. No: 017106S

CA Shyam Sunder Bajaj
Partner
M.No: 238260

R S BAJAJ AND ASSOCIATES
FRN:017106S
Hyderabad
Chartered Accountants

Place: Hyderabad
Date: 26.08.2022
Doc No : 2022-23/RSB/25
UDIN No: 22238260APYWWC4365

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)		86,06,157
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)		1,13,56,405
3 (I)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	2,480.47	Sq. Mtrs
(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		8,00,99,337
4	Estimated receivables of ongoing project. (Sum of Sr. No. 2+ Sr. No. 3(ii))		9,14,55,743
5	Amount to be deposited in Designated Account		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 of the balance receivables of ongoing project will be deposited in designated Account

This certificate is being issued for RERA compliance for the Company **M/s. Modi Properties Pvt Ltd** for the project "**Mayflower Platinum**" and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

For R S Bajaj and Associates
Chartered Accountants
Firm Reg. No: 017106S

CS Bajaj

R S BAJAJ AND ASSOCIATES FRN:017106S Hyderabad Chartered Accountants

CA Shyam Sunder Bajaj
Partner
M.No: 238260

Place: Hyderabad
Date: 26.08.2022
Doc No : 2022-23/RSB/25
UDIN No: 22238260APYWWC4365

Notes:

1 The above information is based on records and documents produced before us for verification along with relevant information and explanations provided to us by management.

2 The Estimated and actual incurred acquisition cost of land/development rights may vary. As such, the said cost of land/developmet rights are included for all the expenditure of this

3 The above information for estimation of cost of construction is as certified by engineer and percentage of completion of construction of work is as per architect's certificate is solely based on the copy of respective certificates produced before us for verification.

4 The above mentioned amount of cost incured till **30.06.2022** i.e, 1(ii) is as verified from the books of accounts produced before us in electronic form.

5 The classification of expenditure head wise under the Development Cost/ Cost of Construction (under point 1(ii)) is as identified by the management from total expenditure from the books of accounts produced before us. The matter of identification of relevant expenditure being technical we have relied on such identification done and provided by management.

6 The classification of expenditure head wise under the Development Cost/ Cost of Construction (under point 1(ii)) is as identified by the management from total expenditure from the books of accounts produced before us. The matter of identification of relevant expenditure being technical we have relied on such identification done and provided by management.

7 The Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statements as mentioned in Clause 7 haven't been verified as it is not feasible for us to verify the same. Therefore, amount mentioned in the said clause is equal to proportionate amount which can be withdrawn as per rules, depending on the cost incurred for the respective project.

8 All customer balances mentioned in statement of calculation of receivables from the sales of ongoing real estate project (Annexure A) are subject to reconciliation and confirmation from customers.

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Annexure A

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

Sold Inventory as on 30.06.2022

S.No.	Block	Villa no	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of allotment	Received Amount	Balance Receivable
1	A	105	139.35	64,74,500	68,71,905	(3,97,405)
2	A	107	167.23	74,13,000	74,71,136	(58,136)
3	A	108	167.23	60,53,000	65,52,706	(4,99,706)
4	A	301	139.35	62,75,000	62,75,000	-
5	A	304	139.35	61,23,500	61,29,214	(5,714)
6	A	305	139.35	49,23,000	51,68,185	(2,45,185)
7	A	306	167.23	60,00,000	59,81,784	18,216
8	A	401	139.35	62,75,000	53,22,619	9,52,381
9	A	402	139.35	44,23,500	44,47,071	(23,571)
10	A	403	139.35	58,23,500	58,44,587	(21,087)
11	A	404	139.35	60,86,000	58,76,476	2,09,524
12	A	407	167.23	71,00,000	72,96,038	(1,96,038)
13	A	408	167.23	71,00,000	75,88,718	(4,88,718)
14	A	502	139.35	58,23,500	60,53,976	(2,30,476)
15	A	503	139.35	58,23,500	58,29,152	(5,652)
16	A	505	139.35	52,75,000	52,75,000	-
17	A	506	167.23	58,42,000	60,14,691	(1,72,691)
18	A	507	167.23	63,13,200	67,75,870	(4,62,670)
19	A	601	139.35	44,23,500	27,85,476	16,38,024
20	A	602	139.35	61,61,000	60,07,190	1,53,810
21	A	604	139.35	65,75,000	65,42,686	32,314
22	A	605	139.35	58,98,000	59,53,584	(55,584)
23	A	606	167.23	60,43,200	60,05,630	37,570
24	A	701	139.35	52,73,500	49,18,671	3,54,829
25	A	703	139.35	59,73,500	59,79,214	(5,714)
26	A	704	139.35	64,25,000	66,91,935	(2,66,935)
27	A	707	167.23	73,23,200	58,31,672	14,91,528
28	A	708	167.23	59,55,000	61,14,046	(1,59,046)
29	A	802	139.35	61,60,000	61,60,000	-
30	A	803	139.35	60,48,500	60,54,214	(5,714)
31	A	805	139.35	66,50,000	65,84,286	65,714
32	A	806	167.23	60,00,000	60,00,000	-
33	A	807	167.23	79,55,000	79,55,000	-
34	A	901	139.35	62,00,000	62,74,864	(74,864)
35	A	902	139.35	59,73,500	59,33,524	39,976
36	A	904	139.35	68,00,000	75,84,762	(7,84,762)
37	A	905	139.35	79,23,500	79,54,445	(30,945)
38	A	906	167.23	74,58,200	74,51,533	6,667
39	A	908	167.23	76,83,200	78,01,295	(1,18,095)
40	A	1001	139.35	57,25,000	56,59,286	65,714
41	A	1003	139.35	67,85,000	68,71,971	(86,971)
42	A	1004	139.35	59,50,000	54,35,131	5,14,869
43	A	1007	139.35	86,30,000	87,73,941	(1,43,941)
44	A	1008	139.35	78,13,200	75,73,074	2,40,126
45	B	105	167.23	81,90,000	83,02,381	(1,12,381)
46	B	301	139.35	65,00,000	69,68,848	(4,68,848)
47	B	302	198.81	98,25,000	98,30,714	(5,714)
48	B	304	139.35	83,15,000	98,19,052	(15,04,052)
49	B	305	167.23	68,25,000	68,30,384	(5,384)
50	B	403	167.23	88,53,200	88,47,540	5,660
51	B	404	167.23	85,85,000	86,96,653	(1,11,653)

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FRN 017106S
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52	B	405	167.23	68,25,000	69,08,284	(83,284)
53	B	501	139.35	67,00,000	69,99,471	(2,99,471)
54	B	502	198.81	77,50,000	77,50,000	-
55	B	503	167.23	83,40,000	82,74,990	65,010
56	B	601	139.35	56,25,000	49,14,881	7,10,119
57	B	605	167.23	67,90,000	67,81,616	8,384
58	B	701	139.35	67,50,000	67,50,000	-
59	B	702	198.81	77,50,000	99,39,286	(21,89,286)
60	B	703	167.23	90,33,200	87,89,380	2,43,820
61	B	704	167.23	98,13,200	98,18,914	(5,714)
62	B	705	139.35	67,25,000	62,27,143	4,97,857
63	B	801	198.81	68,75,000	68,41,938	33,062
64	B	802	139.35	1,02,58,500	96,89,976	5,68,524
65	B	803	139.35	92,13,200	92,42,486	(29,286)
66	B	901	167.23	70,00,000	70,05,714	(5,714)
67	B	904	139.35	93,93,200	80,10,621	13,82,579
68	B	905	167.23	80,55,000	80,60,714	(5,714)
69	B	1002	167.23	84,00,000	87,42,857	(3,42,857)
70	B	1004	139.35	69,13,200	2,25,000	66,88,200
71	B	1005	139.35	71,30,000	73,54,762	(2,24,762)
72	C	103	139.35	63,73,500	63,30,812	42,688
73	C	104	167.23	76,23,500	68,48,600	7,74,900
74	C	105	167.23	89,43,200	88,04,808	1,38,392
75	C	301	167.23	71,75,000	74,42,509	(2,67,509)
76	C	302	167.23	71,00,000	76,14,810	(5,14,810)
77	C	304	139.35	75,12,500	75,94,225	(81,725)
78	C	305	139.35	76,33,200	77,11,747	(78,547)
79	C	306	139.35	75,33,200	74,53,200	80,000
80	C	401	139.35	64,50,000	63,07,144	1,42,856
81	C	403	167.23	62,73,500	62,79,214	(5,714)
82	C	404	167.23	71,00,000	70,28,571	71,429
83	C	406	139.35	91,50,000	87,14,286	4,35,714
84	C	502	139.35	72,50,000	72,03,393	46,607
85	C	504	139.35	59,50,000	58,44,850	1,05,150
86	C	601	167.23	54,01,500	53,40,071	61,429
87	C	602	139.35	71,75,000	69,53,571	2,21,429
88	C	603	139.35	74,36,000	74,76,952	(40,952)
89	C	605	167.23	70,00,000	71,63,238	(1,63,238)
90	C	606	167.23	68,98,200	69,63,661	(65,461)
91	C	702	139.35	58,75,000	58,43,534	31,466
92	C	703	199.81	76,23,500	75,84,898	38,602
93	C	704	167.23	76,23,500	76,23,500	-
94	C	705	139.35	84,00,000	83,80,229	19,771
95	C	706	167.23	89,43,200	90,55,581	(1,12,381)
96	C	802	139.35	61,50,000	61,50,003	(3)
97	C	804	139.35	69,86,000	69,38,150	47,850
98	C	901	139.35	64,98,500	31,90,845	33,07,655
99	C	902	139.35	74,00,000	67,96,561	6,03,439
100	C	903	139.35	78,75,500	84,13,245	(5,37,745)
101	C	905	139.35	73,70,000	76,20,762	(2,50,762)
102	C	906	167.23	96,63,200	97,49,448	(86,248)
103	C	1001	139.35	66,61,500	65,95,786	65,714
104	C	1002	139.35	74,75,000	74,04,090	70,910
105	C	1004	139.35	78,11,000	65,28,139	12,82,861
106	C	1005	167.23	93,93,200	95,11,296	(1,18,096)
Total			**16,157**	**74,91,13,300**	**73,77,56,895**	**1,13,56,405**

R S BAJAJ AND ASSOCIATES ★ FRN: 017106S Hyderabad ★ Chartered Accountants

Annexure A

Unsold Inventory Valuation – Actual selling rate as on the date of Certificate of the residential premises Rs. 32,292/- per sq mtr)

S.No.	Block	Villas no	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of allotment
1	A	102	139.35	44,99,890
2	A	103	139.35	44,99,890
3	A	202	139.35	44,99,890
4	A	203	139.35	44,99,890
5	A	205	139.35	44,99,890
6	A	206	139.35	44,99,890
7	A	207	167.23	54,00,191
8	B	102	139.35	44,99,890
9	B	201	139.35	44,99,890
10	B	202	167.23	54,00,191
11	B	203	167.23	54,00,191
12	B	205	139.35	44,99,890
13	B	1003	139.35	44,99,890
14	C	201	139.35	44,99,890
15	C	202	139.35	44,99,890
16	C	204	139.35	44,99,890
17	C	1006	167.23	54,00,191
Total			**2480.47**	**8,00,99,337**

(*Note : As per Management letter and information, Actual Sales price per sft / per sm has been considered for unsold inventory valuation instead of Ready Reckoner Rate.

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