

DOC NO : 2021-22/RSB/72
UDIN NO : 22238260AAVAFB3853



Cost of Real Estate Project - " NILGIRI HEIGHTS " developed by M/s. MODI REALTY POCHARAM
LLP TSRERA Registration Number : P02200003053

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. (Cost of Development Agreement Registration with Land Owners)	401,590	401,590
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.;	-	-
	Sub-Total of LAND COST	401,590	401,590
1 (ii).	Development Cost/ Cost of Construction:		
A (i)	Estimated Cost of Construction as certified by Engineer as on 30.09.2021	750,790,505	-
(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 30.09.2021	-	9,052,185
(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.	2,085,603	2,085,603
B	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	7,165,947	7,165,947
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.	503,560	503,560
	Sub-Total of DEVELOPEMENT COST	760,545,615	18,807,295



R S BAJAJ AND ASSOCIATES
CHARTERED ACCOUNTANTS

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2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column -	760,947,205
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	19,208,885
4	% completion of Construction Work (as per Project Engineer's Certificate).	1.21%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Sr. No. 3/Sr. No. 2 %)	2.52%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. No. 2 * Sr. No. 5)	19,208,885
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statements	39,483,330
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	(20,274,445)

This certificate is being issued for RERA compliance for the Company M/s. MODI REALTY POCHARAM LLP for the project "NILGIRI HEIGHTS" 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

CA Shyam Sunder Bajaj
Partner
M.No: 238260



Place: Hyderabad
Date: 08.02.2022

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	741,738,320
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)	164,241,670
3 (I)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	11,670.61 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	1,405,025,767
4	Estimated receivables of ongoing project. (Sum of Sr. No. 2+ Sr. No. 3(ii))	1,569,267,437
5	Amount to be deposited in Designated Account	70% 1,098,487,206

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 REALTY POCHARAM LLP for the project "NILGIRI HEIGHTS" 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



Place: Hyderabad
Date: 08.02.2022

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/development rights are included for all the expenditure of this certificate.
- 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 incurred till 30.09.2021 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 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.



Annexure A

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

Sold Inventory as on 30.09.2021

S.No.	Block No	Flat No	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of allotment	Received Amount	Balance Receivable
1	A	101	89.83	5,369,000	1,017,307	4,351,693
2	A	109	89.47	5,639,000	3,092,249	2,546,751
3	A	201	89.83	5,572,000	1,417,305	4,154,695
4	A	202	89.19	5,477,000	994,222	4,482,778
5	A	204	89.56	5,369,000	978,832	4,390,168
6	A	205	89.56	5,543,000	213,760	5,329,240
7	A	208	89.56	5,781,000	1,463,902	4,317,098
8	A	209	89.47	5,853,000	1,332,850	4,520,150
9	A	305	89.84	5,946,000	1,061,055	4,884,945
10	A	308	89.84	5,781,000	1,463,902	4,317,098
11	A	403	89.47	5,853,000	1,022,851	4,830,149
12	A	405	89.84	5,729,000	1,030,132	4,698,868
13	A	408	89.84	5,781,000	1,463,902	4,317,098
14	A	409	89.47	5,639,000	1,017,307	4,621,693
15	A	504	89.56	5,639,000	1,037,684	4,601,316
16	A	505	89.84	5,946,000	1,500,905	4,445,095
17	A	508	89.47	5,781,000	1,037,542	4,743,458
18	A	509	89.47	5,853,000	1,047,802	4,805,198
19	A	608	89.47	5,710,000	1,027,425	4,682,575
20	A	609	89.47	5,710,000	1,027,425	4,682,575
21	A	704	89.56	5,782,000	1,037,685	4,744,315
22	A	705	89.84	6,018,000	1,071,315	4,946,685
23	A	708	89.84	6,200,000	812,250	5,387,750
24	A	709	89.47	5,925,000	1,464,901	4,460,099
25	A	803	89.47	6,223,000	23,750	6,199,250
26	A	804	89.56	5,853,000	969,862	4,883,138
27	A	808	89.47	5,959,000	1,503,803	4,455,197
28	A	809	89.47	5,959,000	1,503,803	4,455,197
29	A	902	89.47	6,066,000	1,078,155	4,987,845
30	A	908	89.47	6,259,000	23,750	6,235,250
31	A	909	89.47	5,924,000	1,057,920	4,866,080
32	A	1001	92.25	5,995,000	1,068,749	4,926,251
33	A	1002	89.19	5,995,000	1,511,758	4,483,242
34	A	1004	89.56	5,566,000	593,255	4,972,745
35	A	1009	89.47	6,030,000	1,514,015	4,515,985
Total				203,725,000	39,483,330	164,241,670



Annexure A

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

S.No.	Flat No	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of allotment
1	A102	89.19	3,838,738
2	A103	89.47	3,850,789
3	A104	89.56	3,854,662
4	A105	87.33	3,758,683
5	A106	89.84	3,866,714
6	A108	89.47	3,850,789
7	A203	89.47	3,850,789
8	A206	89.84	3,866,714
9	A207	87.33	3,758,683
10	A303	89.47	3,850,789
11	A306	89.84	3,866,714
12	A307	89.84	3,866,714
13	A406	89.84	3,866,714
14	A407	89.84	3,866,714
15	A506	89.84	3,866,714
16	A507	89.84	3,866,714
17	A604	89.56	3,854,662
18	A605	89.84	3,866,714
19	A607	89.84	3,866,714
20	A703	89.47	3,850,789
21	A707	89.84	3,866,714
22	A903	89.47	3,850,789
23	A904	89.56	3,854,662
24	A1003	89.47	3,850,789
25	A1005	89.84	3,866,714
26	A1006	89.84	3,866,714
27	A1007	89.84	3,866,714
28	A1008	89.47	3,850,789
29	B210	90.30	3,886,512
30	B211	90.12	3,878,765
31	B212	87.33	3,758,683
32	B218	88.72	3,818,509
33	B219	87.33	3,758,683
34	B310	90.30	3,886,512
35	B410	90.30	3,886,512
36	B412	90.12	3,878,765
37	B413	89.47	3,850,789
38	B414	91.97	3,958,389
39	B415	92.25	3,970,440
40	B416	89.47	3,850,789
41	B417	90.12	3,878,765
42	B418	88.72	3,818,509
43	B510	90.30	3,886,512
44	B512	90.12	3,878,765
45	B513	89.47	3,850,789
46	B514	91.97	3,958,389
47	B515	92.25	3,970,440
48	B516	89.47	3,850,789
49	B517	90.12	3,878,765
50	B518	88.72	3,818,509



51	B519	90.12	3,878,765
52	B610	90.30	3,886,512
53	B611	90.12	3,878,765
54	B612	90.12	3,878,765
55	B613	89.47	3,850,789
56	B615	92.25	3,970,440
57	B616	89.47	3,850,789
58	B617	90.12	3,878,765
59	B618	88.72	3,818,509
60	B710	90.30	3,886,512
61	B711	90.12	3,878,765
62	B712	90.12	3,878,765
63	B713	89.47	3,850,789
64	B715	92.25	3,970,440
65	B716	89.47	3,850,789
66	B717	90.12	3,878,765
67	B718	88.72	3,818,509
68	B1011	90.12	3,878,765
69	B1012	90.12	3,878,765
70	B1017	90.12	3,878,765
71	B1019	90.12	3,878,765
72	B1020	90.12	3,878,765
73	C321	90.12	3,878,765
74	C323	89.84	3,866,714
75	C324	88.72	3,818,509
76	C421	90.12	3,878,765
77	C422	90.12	3,878,765
78	C423	89.84	3,866,714
79	C426	89.47	3,850,789
80	C427	89.47	3,850,789
81	C521	90.12	3,878,765
82	C522	90.12	3,878,765
83	C523	89.84	3,866,714
84	C526	89.47	3,850,789
85	C527	89.47	3,850,789
86	C621	90.12	3,878,765
87	C622	90.12	3,878,765
88	C623	89.84	3,866,714
89	C626	89.47	3,850,789
90	C627	89.47	3,850,789
91	C721	90.12	3,878,765
92	C722	90.12	3,878,765
93	C723	89.84	3,866,714
94	C726	89.47	3,850,789
95	C925	90.49	3,894,690
96	C926	89.47	3,850,789
97	C927	89.47	3,850,789
98	C1021	90.12	3,878,765
99	C1022	90.12	3,878,765
100	C1023	89.84	3,866,714
101	C1024	88.72	3,818,509
102	C1025	90.49	3,894,690
103	C1026	89.47	3,850,789
104	C1027	89.47	3,850,789
105	A 107	87.33	37,581,592
106	A 309	89.47	38,502,520
107	B 110	90.30	38,859,702
108	B 111	90.12	38,782,241
109	B 112	87.33	37,581,592
110	B 117	90.12	38,782,241



111	B 118	88.72	38,179,765
112	B 119	87.33	37,581,592
113	B 120	90.12	38,782,241
114	B 220	90.12	38,782,241
115	B 311	90.12	38,782,241
116	B 312	90.12	38,782,241
117	B 313	89.47	38,502,520
118	B 314	91.97	39,578,370
119	B 315	92.25	39,698,865
120	B 316	89.47	38,502,520
121	B 317	90.12	38,782,241
122	B 318	88.72	38,179,765
123	C 127	89.19	38,382,025
124	C 222	90.12	38,782,241
125	C 226	89.56	38,541,250
126	C 227	89.19	38,382,025
127	C 322	90.12	38,782,241
128	C 325	90.49	38,941,467
129	C 326	89.47	38,502,520
130	C 327	89.47	38,502,520
Total		11,671	1,405,025,767

(*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.

