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

Alphabets of Trust

CERTIFICATE OF VALUE OF CONSTRUCTION SERVICE

TO WHOMSOEVER IT MAY CONCERN

I, on the basis of relevant information produced before me and explanations provided by the firm, hereby certify the value of construction services of M/s Nilgiri Estates, having office at 5-4-187/3&4, second floor, Soham Mansion, M.G. Road, Secunderabad, Hyderabad, Telanagana-500003, GSTIN: 36AAHFN0766F1ZA, as given below:

Particulars	Reference	Phase I	Phase II	Total Phase I & II	Reference
Land Acrs	A	5AC 3 guntas	5AC 3 Guntas	10AC 6 Gunta	
Land Sq. Yards	B	12,785	16,414	29,199	
Construction Area Sft.	C	80,649	1,11,516	1,92,165	
Club House Area Sft.	D			13,670	
Total cost other then admin cost	E			48,01,47,483	Annexure A
Less: Land Cost	F	3,42,78,637	4,40,08,569	-7,82,87,206	
Less: Permit Fees	G	67,61,568	67,61,568	-1,35,23,136	Note 1
Net cost towrads development including club house	**H = E -(F+G)**			**38,83,37,141**	
Less: Club House Cost, estimated @ Rs.3000/- per sft	I = (D*3000)	2,05,05,000	2,05,05,000	-4,10,10,000	Note 2
Net expenses towrads development of land and villas	**J = H - I**			**34,73,27,141**	
Expenditure towards land development estimated @ 20%	K = J*20%	2,91,53,682	4,03,11,746	6,94,65,428	
Expenditure towards construction of villas estimated @ 80%	L = J*80%	11,66,14,728	16,12,46,984	27,78,61,713	
Admin cost	M	4,24,76,978	4,24,76,978	8,49,53,955	Note 3
Total cost attributed towards land and its development	**N = F+I+K+(G+M)/2**	10,85,56,592	12,94,44,588	23,80,01,180	Note 4
Total cost of attributed towards construction service of villa	**O = L+(G+M)/2**	14,12,34,001	18,58,66,257	32,71,00,258	Note 4

Year wise break-up of total cost other admin cost, is provided in annexure A.

Notes:

The firm has made the following assumptions:

1. Permit fee is divided equally between Phase I & Phase II
2. Club house cost is divided equally between Phase I & Phase II
3. Admin cost is divided equally between Phase I & Phase II
4. Permit Fees and Admin expenses is divided equally and attributed towards land and construction service respectively

AJAY MEHTA ★ Chartered Accountant M.No.035449 SECUNDERABAD

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The value of supply of construction service for Phase II of the project is arrived at by adding 10% margin to the cost as under:

Particulars	Reference	Phase I	Phase II	Total Phase I & II
Total cost of attributed towards construction service of villa	O = L+(G+M)/2)	14,12,34,001	18,58,66,257	32,71,00,258
Plus : Margin estimated @ 10%	P = O*10%		1,85,86,626	
Total value of supply of construction service	Q = P+O	15,53,57,401	20,44,52,883	35,98,10,284
GST for phase II @ 18%	R = Q*18%		3,68,01,519	

The value of supply of construction service as per the cost plus margin method for phase II of villa construction as above is Rs 20,44,52,883/- and GST liability @ 18% on such supply is Rs 3,68,01,519/-.

This certificate is issued at the request of the client for submission to GST authorities for assessment and not intended for any other use.

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

AJAY MEHTA
Chartered Accountant
Membership No.: 035449

Place: Hyderabad
Date: 14-10-2022
UDIN: 22035449AZTDOC3075

Annexure "A"

Details of WIP I & II	AY 2009-10	AY 2010-11	AY 2011-12	AY 2012-13	AY 2013-14	AY 2014-15	AY 2015-16	AY 2016-17	AY 2017-18	AY 2018-19	AY 2019-20	AY 2020-21	AY 2021-22	AY 2022-23	Total
Land				7,75,67,206	-	-	-	7,20,000	-	-	-	-	-	-	7,82,87,206
Building Materials		26,000	1,83,734	2,450	1,01,663	1,050	49,739	2,35,71,750	5,09,32,064	4,46,02,547	3,06,30,448	2,35,64,305	1,35,59,972	49,51,889	19,21,77,611
Allowance for construct Equip			2,520	24,745	5,337	40,103	14,550	3,93,549	27,69,916	23,89,628	23,00,216	19,01,237	5,64,584	1,39,384	1,05,45,769
Dept													14,76,112	12,19,288	26,95,400
Job Work	700		70,453	21,604	4,800	1,419	27,000	5,48,705	47,974	-	-	-	17,92,250	9,47,316	34,62,221
Labour Allowances & Other					9,51,179	5,06,830	44,80,652	77,50,934	2,00,89,387	4,50,31,734	4,87,57,790	2,09,35,455	1,18,19,284	24,18,907	16,27,42,152
Other Expenses	2,95,376	25,000	20,30,135	2,74,889	-	-	-	31,41,832	1,25,24,322	43,99,214	33,00,021	33,27,459	7,06,333	2,12,544	3,02,37,124
Total	2,96,076	51,000	22,86,842	7,78,90,894	10,62,979	5,49,402	45,71,941	3,61,26,770	8,63,63,663	9,64,23,122	8,49,88,475	4,97,28,456	2,99,18,535	98,89,328	48,01,47,483
Details of Admin Expenses	26,89,822	87,94,892	34,01,589	42,311	26,721	58,799	3,61,421	1,01,55,746	1,25,54,891	2,03,77,761	66,90,556	62,27,004	1,13,43,598	22,28,844	8,49,53,955
	26,89,822	87,94,892	34,01,589	42,311	26,721	58,799	3,61,421	1,01,55,746	1,25,54,891	2,03,77,761	66,90,556	62,27,004	1,13,43,598	22,28,844	8,49,53,955

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