

Certificate on Cost incurred on Construction

As I have verified all the Books of Accounts and Financials of NILGIRI ESTATES from AY 2009-10 to AY 2022-23, I hereby certify that the total cost incurred for the total project of Rs. 48,01,47,483/-. Out of this total expenditure, Rs. 15,53,57,811/- incurred for construction of villas as Phase I & Rs. 20,44,53,450/- incurred for construction of villas as Phase II. I am herewith attaching enclosures pertaining to WIP calculation details and Calculation of construction cost of villas for further ready reference.

Enclosures:

1. Calculation of Cost incurred for construction of villas.
2. WIP Details.

For Nilgiri Estates
CA Nirisha Ganga Koya
Membership Number :254945



Date : 10-10-2022

Place: Hyderabad.

Nilgiri Estates			
	Phase I	Phase II	Phase I & II
Land Acrs	SAC 3 guntas	SAC 3 Guntas	10AC 6 Gunta
Land Sq. Yards	12,785	16,414	29,199
Construction Area Sft.	80,649	1,11,516	1,92,165
Club House Area Sft.	13,670	-	13,670
Total expenses			48,01,47,483
Land Cost	3,42,78,637	4,40,08,569	7,82,87,206
Permit Fees	67,61,568	67,61,568	1,35,23,136
Net expenses towards development			38,83,37,141
Club House Cost @ Rs.3000/- per sft	2,05,04,445	2,05,04,445	4,10,08,890
Net expenses towards development of land and villas			34,73,28,251
Expenditure towards land development @ 20%	2,91,53,775	4,03,11,875	6,94,65,650
Expenditure towards construction of villas @ 80%	11,66,15,101	16,12,47,500	27,78,62,601
Admin cost	4,24,76,978	4,24,76,978	8,49,53,955
Total cost of land + development	10,85,56,130	12,94,44,161	23,80,00,292
Total cost of construction of villas	14,12,34,374	18,58,66,773	32,71,01,146
Total cost of construction of villas + 10% profit	15,53,57,811	20,44,53,450	35,98,11,261
GST for phase II @ 18%		3,68,01,621	
Total value in agreement of construction for phase II		20,23,63,500	

Notes:

1. Permit fee is divided equally between Phase I & Phase II and land development cost and villa construction cost.
2. Admin cost is divided equally between Phase I & Phase II and land development cost and villa construction cost.
3. Clubhouse cost is entirely taken as land development cost.

