

Nilgiri Estates				
	Phase I & II	Phase I	Phase II	
Land Acrs				
Land Sq. Yards	49,127	24,563	24,563	
Construction Area Sft.	1,92,165	80,649	1,11,516	
Club House Area Sft.	13,670	13,670	-	
Land Cost	7,82,87,206	3,91,43,603	3,91,43,603	
Permit Fees	1,35,23,136	49,55,990	85,67,146	
Club House Cost Rs.3000/- per sft	4,10,08,890	4,10,08,890	-	
Construction Expenses	34,73,28,251	14,57,68,876	20,15,59,375	
85% Construction	29,52,29,013	12,39,03,545	17,13,25,468	
15% Land Development	5,20,99,238	2,18,65,331	3,02,33,906	

Nilgiri Estates															
Details of Revenue															
Assessment Year	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
Phase I & II	-	-	-	-	-	-	-	6,33,14,155	15,29,41,382	16,68,99,961	8,41,56,285	6,76,50,129	8,92,63,246	1,64,58,108	64,06,83,266
	-	-	-	-	-	-	-	6,33,14,155	15,29,41,382	16,68,99,961	8,41,56,285	6,76,50,129	8,92,63,246	1,64,58,108	64,06,83,266
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	-	-	-	-	-	-	-
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	-	-	-	-	-
Allowance for construct Equip			2,520	24,745	5,337	40,103	14,550	3,93,549	27,69,916	23,89,628	3,06,30,448	2,35,64,305	1,35,59,972	49,51,889	19,21,77,611
Dept															
Job Work	700		70,453	21,604	4,800	1,419	27,000	5,48,705							
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
	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
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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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APPROVED BY
07 OCT 2022
SOHAM MODI
MANAGING DIRECTOR

Modi & Modi Constructions					
Nilgiri Estates					
Date: 07-10-22					
Prepared by:					
S.No	Bungalow No.	Type	Land Area in Sq.yds	Villa type	Built-up area in Sft
1	1	B	145	Simplex	783
2	2	B	125	Simplex	783
3	3	B	125	Simplex	783
4	4	B	125	Simplex	783
5	5	B	125	Simplex	783
6	6	B	125	Duplex	1566
7	7	B	125	Simplex	783
8	8	B	125	Simplex	783
9	9	B	125	Simplex	783
10	10	B	125	Simplex	783
11	11	B	125	Simplex	783
12	12	B	125	Simplex	783
13	13	B	125	Simplex	783
14	14	B	125	Simplex	783
15	15	B	125	Duplex	783
16	16	B	125	Duplex	783
17	17	B	125	Duplex	783
18	18	B	125	Simplex	783
19	19	B	125	Simplex	783
20	20	B	125	Duplex	783
21	21	B	125	Simplex	783
22	22	B	125	Simplex	783
23	23	A-East	175	Simplex	1044
24	24	A-East	175	Duplex	2088
25	25	A-East	175	Simplex	1044
26	26	A-East	175	Simplex	1044
27	27	A-East	175	Simplex	1044
28	28	A-East	175	Simplex	1044
29	29	A-East	175	Simplex	1044
30	30	A-East	175	Simplex	1044
31	31	A-East	175	Simplex	1044
32	32	A-East	175	Simplex	1044
33	33	A-East	175	Simplex	1044
34	34	A-East	175	Simplex	1044
35	35	A-East	175	Duplex	2088
36	36	A-East	175	Simplex	1044
37	37	A-East	175	Simplex	1044
38	38	A-West	175	Simplex	1044
39	39	A-West	175	Simplex	1044
40	40	A-West	175	Simplex	1044
41	41	A-West	175	Simplex	1044
42	42	A-West	175	Simplex	1044
43	43	A-West	175	Simplex	1044
44	44	A-West	175	Simplex	1044
45	45	A-West	175	Simplex	1044
46	46	A-West	175	Simplex	1044
47	47	A-West	175	Simplex	1044

S.No	Bungalow No.	Type	Land Area in Sq.yds	Villa type	Built-up area in Sft
48	48	A-West	175	Simplex	1044
49	49	A-West	175	Simplex	1044
50	50	A-West	175	Simplex	1044
51	51	A-West	175	Simplex	1044
52	52	A-East	175	Simplex	1044
53	53	A-East	175	Simplex	1044
54	54	A-East	175	Simplex	1044
55	55	A-East	175	Simplex	1044
56	56	A-East	175	Simplex	1044
57	57	A-East	175	Simplex	1044
58	58	A-East	175	Simplex	1044
59	59	A-East	175	Simplex	1044
60	60	A-East	175	Simplex	1044
61	61	A-East	175	Simplex	1044
62	62	A-East	175	Simplex	1044
63	63	A-East	175	Simplex	1044
64	64	A-East	175	Simplex	1044
65	65	A-East	207	Simplex	1044
66	66	A-West	183	Simplex	1044
67	67	A-West	175	Simplex	1044
68	68	A-West	175	Simplex	1044
69	69	A-West	175	Simplex	1044
70	70	A-West	175	Simplex	1044
71	71	A-West	175	Simplex	1044
72	72	A-West	175	Simplex	1044
73	73	A-West	175	Simplex	1044
74	74	A-West	175	Simplex	1044
75	75	A-West	175	Simplex	1044
76	76	A-West	175	Simplex	1044
77	77	A-West	175	Simplex	1044
78	78	A-West	175	Simplex	1044
79	79	A-West	175	Duplex	2088
80	80A	A2	252	Simplex	1044
81	80B	A2	175	Simplex	1044
82	80C	A1	286	Simplex	1044
83	80D	A1	175	Simplex	1044
84	81	AA1	184	Simplex	925
85	82	AA1	150	Simplex	925
86	83	AA1	170	Simplex	925
87	84	AA1	170	Simplex	925
88	85	AA1	170	Simplex	925
89	86	AA1	170	Simplex	925
90	87	AA1	170	Simplex	925
91	88	AA1	170	Simplex	925
92	89	AA1	150	Simplex	925
93	90	AA1	150	Simplex	925
94	91	AA1	150	Simplex	925
95	92	AA1	150	Simplex	925
96	93	AA1	150	Simplex	925
97	94	AA1	150	Simplex	925
98	95	AA1	150	Simplex	925
99	96	AA1	150	Simplex	925

S.No	Bungalow No.	Type	Land Area in Sq.yds	Villa type	Built-up area in Sft
100	97	AA1	150	Simplex	925
101	98	AA1	150	Simplex	925
102	99	AA1	150	Simplex	925
103	100	AA2	150	Duplex	1850
104	101	AA2	150	Simplex	925
105	102	AA2	150	Simplex	925
106	103	AA2	150	Simplex	925
107	104	AA2	150	Simplex	925
108	105	AA2	150	Simplex	925
109	106	AA2	150	Simplex	925
110	107	AA2	150	Simplex	925
111	108	AA2	150	Simplex	925
112	109	AA2	150	Simplex	925
113	110	AA2	150	Duplex	1850
114	111	AA2	170	Simplex	925
115	112	AA2	170	Simplex	925
116	113	AA2	170	Simplex	925
117	114	AA2	170	Duplex	1850
118	115	AA2	170	Simplex	925
119	116	AA2	170	Duplex	1850
120	117	AA2	150	Simplex	925
121	118	AA2	159	Simplex	925
122	119	BB1	156	Simplex	780
123	120	BB1	142	Simplex	780
124	121	BB1	142	Simplex	780
125	122	BB1	125	Simplex	780
126	123	BB1	125	Duplex	1560
127	124	BB1	125	Simplex	780
128	125	BB1	125	Simplex	780
129	126	BB1	142	Simplex	780
130	127	BB1	125	Simplex	780
131	128	BB1	125	Simplex	780
132	129	BB1	125	Simplex	780
133	130	BB1	125	Simplex	780
134	131	BB1	125	Simplex	780
135	132	BB1	125	Simplex	780
136	133	BB1	125	Simplex	780
137	134	BB1	125	Simplex	780
138	135	BB1	125	Simplex	780
139	136	BB2	125	Simplex	780
140	137	BB2	125	Duplex	1560
141	138	BB2	125	Simplex	780
142	139	BB2	125	Simplex	780
143	140	BB2	125	Simplex	780
144	141	BB2	125	Simplex	780
145	142	BB2	125	Duplex	1560
146	143	BB2	125	Simplex	780
147	144	BB2	125	Simplex	780
148	145	BB2	142	Simplex	780
149	146	BB2	125	Simplex	780
150	147	BB2	125	Simplex	780
151	148	BB2	125	Simplex	780

S.No	Bungalow No.	Type	Land Area in Sq.yds	Villa type	Built-up area in Sft
152	149	BB2	125	Simplex	780
153	150	BB2	142	Duplex	1560
154	151	BB2	142	Simplex	780
155	152	BB2	139	Simplex	780
156	153	AA1	164	Duplex	1850
157	154	AA1	152	Simplex	925
158	155	AA1	150	Simplex	925
159	156	AA1	150	Simplex	925
160	157	AA1	150	Simplex	925
161	158	AA1	150	Simplex	925
162	159	AA1	150	Simplex	925
163	160	AA1	169	Duplex	1850
164	161	AA1	152	Duplex	1850
165	162	AA1	150	Simplex	925
166	163	AA1	150	Simplex	925
167	164	AA1	150	Simplex	925
168	165	AA1	150	Simplex	925
169	166	AA1	150	Simplex	925
170	167	AA1	150	Duplex	1850
171	168	AA2	150	Simplex	925
172	169	AA2	150	Simplex	925
173	170	AA2	150	Simplex	925
174	171	AA2	150	Duplex	1850
175	172	AA2	150	Simplex	925
176	173	AA2	150	Simplex	925
177	174	AA2	150	Simplex	925
178	175	AA2	170	Simplex	925
179	176	AA2	150	Simplex	925
180	177	AA2	150	Simplex	925
181	178	AA2	150	Simplex	925
182	179	AA2	150	Simplex	925
183	180	AA2	150	Duplex	1850
184	181	AA2	150	Simplex	925
185	182	AA2	150	Simplex	925
186	183	AA1	189	Duplex	1850
187	184	AA1	196	Duplex	1850
188	185	AA1	204	Duplex	1850
Total					1,92,165
					1,92,165
					111516