



R S BAJAJ AND ASSOCIATES
Chartered Accountants

Cost of Real Estate Project - "Gulmohar Residency" developed by M/s. Modi Realty Mallapur LLP TSRERA Registration Number.P02200001129			
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)	4,089,400	4,089,400
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	4,089,400	4,089,400
1 (ii).	Development Cost/ Cost of Construction:		
A (i)	Estimated Cost of Construction as certified by Engineer as on 30.09.2022	1,151,579,381	-
(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 30.09.2022	-	553,978,242
(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.	46,593,572	46,593,572
C	Interest payable to financial institutions, scheduled banks, nonbanking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction. (Interest cost incurred till 30.06.2022 has been included as estimated cost of interest.)	13,343,726	13,343,726
	Sub Total of Development Cost	1,211,516,679	613,915,540



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8-2-603/A/B/24, Qureshi Estate,
2nd Floor, Road No. 10, Banjara Hills,
Hyderabad, T.S. 500034.

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column -	1,215,606,079
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	618,004,940
4	% completion of Construction Work (as per Project Engineer's Certificate).	48.11%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Sr. No. 3/Sr. No. 2 %)	50.84%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. No. 2 * Sr. No. 5)	618,004,940
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statements	537,817,890
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	80,187,050

This certificate is being issued for RERA compliance for the Company **M/s. Modi Realty Mallapur LLP** for the project "**Gulmohar Residency**" 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: 22/11/22
Doc No : 2022-23/RSB/47
UDIN No : 22238260BDUCBF7012

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	597,601,139
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)	225,825,728
3 (I)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	10,829 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	466,232,895
4	Estimated receivables of ongoing project. (Sum of Sr. No. 2+ Sr. No. 3(ii))	692,058,623
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 Realty Mallapur LLP** for the project "**Gulmohar Residency**" 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: 22/11/22
Doc No : 2022-23/RSB/47
UDIN No : 22238260BDUCBF7012

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. The Land is taken on Development and is not the property of the LLP. The Estimated and incurred acquisition cost of land/development rights as given in point 1(i)(a) i.e, Rs.40,89,400/- represents the cost of registration of Joint
- 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 30.09.2022 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.
- 9 The Annexures to this certificate as enclosed herewith.



Annexure A

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

Sold Inventory as on 30.09.2022

S.No.	Block	Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of allotment	Received Amount till 30.09.2022	Balance Receivable
1	A	102	126.35	5,693,000	5,693,000	-
2	A	103	126.35	5,761,000	5,761,000	-
3	A	105	126.35	5,420,000	5,395,172	24,828
4	A	106	126.35	5,556,000	5,777,258	(221,258)
5	A	108	126.35	4,793,000	4,793,000	-
6	A	109	126.35	5,556,000	5,556,000	-
7	A	202	126.35	5,694,000	5,409,299	284,701
8	A	203	126.35	6,274,000	251,040	6,022,960
9	A	206	126.35	5,694,000	5,409,394	284,606
10	A	208	126.35	6,274,000	251,040	6,022,960
11	A	209	126.35	6,643,000	6,110,850	532,150
12	A	302	126.35	4,845,000	4,838,560	6,440
13	A	303	126.35	5,556,000	5,556,000	-
14	A	305	126.35	5,556,000	5,464,073	91,927
15	A	306	126.35	5,420,000	5,420,000	-
16	A	308	126.35	4,876,000	4,876,000	-
17	A	309	126.35	5,284,000	5,284,000	-
18	A	402	126.35	5,284,000	5,155,353	128,647
19	A	403	126.35	5,692,000	5,692,000	-
20	A	405	126.35	5,284,000	5,278,634	5,366
21	A	406	126.35	5,488,000	5,488,000	-
22	A	408	126.35	5,761,000	5,761,000	-
23	A	409	126.35	5,827,000	5,827,000	-
24	A	502	126.35	5,556,000	5,559,728	(3,728)
25	A	503	126.35	4,845,000	4,845,000	-
26	A	505	126.35	5,420,000	5,386,892	33,108
27	A	506	126.35	5,984,000	6,030,912	(46,912)
28	A	508	126.35	5,761,000	5,761,000	-
29	A	509	126.35	5,284,000	5,278,000	6,000
30	B	102	154.22	6,997,000	5,777,150	1,219,850
31	B	103	154.22	7,663,000	7,561,005	101,995
32	B	105	154.22	7,050,000	6,889,072	160,928
33	B	106	154.22	6,999,000	6,323,828	675,172
34	B	108	154.22	6,665,000	6,609,240	55,760
35	B	201	154.22	6,833,000	6,491,444	341,556
36	B	203	154.22	6,833,000	6,491,350	341,650
37	B	204	154.22	7,495,000	7,495,000	-
38	B	206	154.22	7,578,000	224,999	7,353,001
39	B	207	154.22	7,578,000	225,000	7,353,000
40	B	301	154.22	6,333,000	6,327,572	5,428
41	B	302	154.22	7,495,000	7,412,000	83,000
42	B	304	154.22	5,780,000	5,853,305	(73,305)
43	B	305	154.22	6,799,000	6,799,000	-
44	B	308	154.22	6,333,000	6,333,000	-

45	B	402	154.22	6,833,000	6,827,767	5,233
46	B	403	154.22	6,920,000	6,950,828	(30,828)
47	B	405	154.22	6,814,000	6,814,000	-
48	B	406	154.22	6,333,000	6,250,838	82,162
49	B	408	154.22	6,499,000	6,473,538	25,462
50	B	501	154.22	6,333,000	6,337,350	(4,350)
51	B	503	154.22	6,799,000	6,829,120	(30,120)
52	B	504	154.22	6,333,000	6,357,500	(24,500)
53	B	506	154.22	5,835,000	5,731,133	103,867
54	B	507	154.22	7,000,000	6,960,660	39,340
55	B	601	154.22	7,910,000	7,928,689	(18,689)
56	B	602	154.22	7,390,000	7,376,430	13,570
57	B	604	154.22	7,910,000	7,910,000	-
58	B	605	154.22	7,066,000	6,859,280	206,720
59	B	608	154.22	6,857,000	6,857,000	-
60	C	102	154.22	7,827,000	6,061,950	1,765,050
61	C	103	154.22	7,745,000	6,010,175	1,734,825
62	C	105	154.22	6,395,000	4,760,640	1,634,360
63	C	106	154.22	6,395,000	4,760,640	1,634,360
64	C	204	154.22	6,166,000	4,564,514	1,601,486
65	C	207	154.22	6,998,000	5,525,950	1,472,050
66	C	301	154.22	7,288,000	5,637,300	1,650,700
67	C	304	154.22	8,242,000	6,475,750	1,766,250
68	C	306	154.22	7,100,000	7,100,000	-
69	C	307	154.22	6,997,000	5,408,350	1,588,650
70	C	402	154.22	6,495,000	4,317,565	2,177,435
71	C	405	154.22	7,122,000	5,507,450	1,614,550
72	C	406	154.22	6,595,000	4,992,140	1,602,860
73	C	501	154.22	7,164,000	5,540,400	1,623,600
74	C	504	154.22	8,490,000	689,650	7,800,350
75	C	505	154.22	7,450,000	5,496,964	1,953,036
76	C	507	154.22	6,997,000	5,380,800	1,616,200
77	C	604	154.22	9,060,000	7,103,190	1,956,810
78	C	607	154.22	8,811,000	6,840,000	1,971,000
79	D	103	154.22	7,867,000	1,366,150	6,500,850
80	D	105	154.22	7,746,000	7,193,700	552,300
81	D	106	154.22	7,746,000	7,168,700	577,300
82	D	108	154.22	8,096,000	7,846,731	249,269
83	D	301	154.22	8,076,000	6,178,200	1,897,800
84	D	302	154.22	8,892,000	6,830,400	2,061,600
85	D	304	154.22	6,412,000	4,704,400	1,707,600
86	D	307	154.22	8,159,000	6,255,050	1,903,950
87	D	308	154.22	7,910,000	6,135,000	1,775,000
88	D	402	154.22	8,695,000	7,441,250	1,253,750
89	D	403	154.22	9,404,000	7,306,450	2,097,550
90	D	405	154.22	7,912,000	6,066,400	1,845,600

91	D	406	154.22	6,957,000	5,345,150	1,611,850
92	D	408	154.22	7,746,000	5,999,250	1,746,750
93	D	501	154.22	6,546,000	4,801,900	1,744,100
94	D	503	154.22	9,175,000	7,125,000	2,050,000
95	D	504	154.22	7,426,000	5,641,100	1,784,900
96	D	506	154.22	8,160,000	6,255,000	1,905,000
97	D	507	154.22	7,912,000	6,132,400	1,779,600
98	D	601	154.22	8,491,000	4,728,350	3,762,650
99	D	602	154.22	9,323,000	1,056,350	8,266,650
100	D	604	154.22	8,491,000	6,571,355	1,919,645
101	D	605	154.22	6,910,000	5,183,190	1,726,810
102	D	608	154.22	6,327,000	2,777,950	3,549,050
103	F	102	154.22	6,508,000	5,675,600	832,400
104	F	106	126.35	4,964,000	4,964,000	-
105	F	203	126.35	7,216,000	213,750	7,002,250
106	F	302	126.35	5,690,000	4,799,900	890,100
107	F	303	126.35	5,964,000	5,095,800	868,200
108	F	305	126.35	6,032,000	5,315,400	716,600
109	F	306	126.35	5,890,000	4,840,500	1,049,500
110	F	402	126.35	6,100,000	5,635,800	464,200
111	F	403	126.35	4,928,000	3,589,000	1,339,000
112	F	405	126.35	6,032,000	4,415,400	1,616,600
113	F	406	126.35	5,964,000	4,719,800	1,244,200
114	F	502	126.35	5,964,000	5,125,880	838,120
115	F	503	126.35	4,961,000	3,539,950	1,421,050
116	F	505	126.35	7,896,000	154,500	7,741,500
117	F	506	126.35	5,800,000	5,172,000	628,000
118	F	602	126.35	5,712,000	5,522,000	190,000
119	F	603	126.35	6,713,000	6,187,350	525,650
120	F	606	126.35	5,844,000	1,578,800	4,265,200
121	G	103	126.35	6,575,000	5,128,320	1,446,680
122	G	207	126.35	5,550,000	4,102,900	1,447,100
123	G	301	126.35	5,172,000	3,755,350	1,416,650
124	G	303	126.35	5,372,000	3,965,490	1,406,510
125	G	304	126.35	6,712,000	5,183,200	1,528,800
126	G	306	126.35	6,712,000	3,439,200	3,272,800
127	G	307	126.35	6,373,000	4,281,150	2,091,850
128	G	403	126.35	6,373,000	3,957,150	2,415,850
129	G	405	126.35	6,774,000	5,275,350	1,498,650
130	G	406	126.35	7,756,000	6,040,100	1,715,900
131	G	501	126.35	6,441,000	4,479,450	1,961,550
132	G	502	126.35	5,963,000	4,341,500	1,621,500
133	G	504	126.35	6,372,000	6,028,600	343,400
134	G	507	126.35	6,372,000	4,959,950	1,412,050
135	G	601	126.35	5,576,000	4,128,700	1,447,300



136	G	603	126.35	6,596,000	4,976,350	1,619,650
137	G	604	126.35	7,052,000	5,437,055	1,614,945
138	G	607	126.35	6,052,000	4,501,100	1,550,900
139	H	105	126.35	7,850,000	4,301,600	3,548,400
140	H	207	126.35	7,714,000	3,675,064	4,038,936
141	H	301	126.35	7,374,000	3,432,300	3,941,700
142	H	304	126.35	7,821,000	4,379,505	3,441,495
143	H	306	126.35	5,964,000	2,462,400	3,501,600
144	H	405	126.35	7,829,000	4,309,250	3,519,750
145	H	504	126.35	7,400,000	3,356,650	4,043,350
146	H	505	126.35	7,390,000	4,049,850	3,340,150
147	H	507	126.35	7,390,000	1,119,850	6,270,150
148	H	607	126.35	7,374,000	1,229,300	6,144,700
Total			20,762	994,137,000	768,311,272	225,825,728



Annexure A

**Unsold Inventory Valuation – Actual selling rate as on the date of Certificate
of the residential premises Rs. 43,055/- per sq mtr)**

S.No.	Block	Plot No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of allotment
1	B	607	154.22	6,639,898
2	C	201	154.22	6,639,898
3	C	202	154.22	6,639,898
4	C	205	154.22	6,639,898
5	C	303	154.22	6,639,898
6	C	502	154.22	6,639,898
7	C	601	154.22	6,639,898
8	C	603	154.22	6,639,898
9	C	606	154.22	6,639,898
10	D	102	154.22	6,639,898
11	D	201	154.22	6,639,898
12	D	203	154.22	6,639,898
13	D	204	154.22	6,639,898
14	D	206	154.22	6,639,898
15	D	207	154.22	6,639,898
16	D	305	154.22	6,639,942
17	D	607	154.22	6,639,898
18	E	102	154.22	6,639,898
19	E	103	154.22	6,639,898
20	E	105	154.22	6,639,898
21	E	106	154.22	6,639,898
22	E	201	154.22	6,639,898
23	E	202	154.22	6,639,898
24	E	204	154.22	6,639,898
25	E	205	154.22	6,639,898
26	E	207	154.22	6,639,898
27	E	301	154.22	6,639,898
28	E	303	154.22	6,639,898
29	E	304	154.22	6,639,898
30	E	306	154.22	6,639,898
31	E	307	154.22	6,639,898
32	E	402	154.22	6,639,898
33	E	403	154.22	6,639,898
34	E	405	154.22	6,639,898
35	E	406	154.22	6,639,898
36	E	501	154.22	6,639,898
37	E	502	154.22	6,639,898



38	E	504	154.22	6,639,898
39	E	505	154.22	6,639,898
40	E	601	154.22	6,639,898
41	E	603	154.22	6,639,898
42	E	604	154.22	6,639,898
43	E	606	154.22	6,639,898
44	E	607	154.22	6,639,898
45	F	105	126.35	5,439,917
46	F	202	126.35	5,439,917
47	F	205	126.35	5,439,917
48	F	206	126.35	5,439,917
49	F	605	126.35	5,439,917
50	G	102	126.35	5,439,917
51	G	105	126.35	5,439,917
52	G	106	126.35	5,439,917
53	G	201	126.35	5,439,917
54	G	202	126.35	5,439,917
55	G	204	126.35	5,439,917
56	G	205	126.35	5,439,917
57	G	402	126.35	5,439,917
58	G	505	126.35	5,439,917
59	G	606	126.35	5,439,917
60	H	102	126.35	5,439,917
61	H	103	126.35	5,439,917
62	H	106	126.35	5,439,917
63	H	201	126.35	5,439,917
64	H	202	126.35	5,439,917
65	H	204	126.35	5,439,917
66	H	205	126.35	5,439,917
67	H	303	126.35	5,439,917
68	H	402	126.35	5,439,917
69	H	403	126.35	5,439,917
70	H	406	126.35	5,439,917
71	H	501	126.35	5,439,917
72	H	502	126.35	5,439,917
73	H	601	126.35	5,439,917
74	H	603	126.35	5,439,917
75	H	604	126.35	5,439,917
76	H	606	126.35	5,439,917
Total			10,828.77	466,232,895

