



**R S BAJAJ AND ASSOCIATES**  
Chartered Accountants

Cost of Real Estate Project - "A V R Gulmohar Homes" developed by M/s. Modi Realty Miryalaguda LLP  
TSRERA Registration Number P01800000180

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.	-	-
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.;	4,927,551	4,927,551
	<b>Sub Total of Land Cost</b>	<b>4,927,551</b>	<b>4,927,551</b>
1 (ii).	Development Cost/ Cost of Construction:		
A (i)	Estimated Cost of Construction as certified by Engineer as on 30.06.2022	268,630,224	
(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 30.06.2022	-	250,573,880
(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.	3,000,000	2,722,856
B	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	-	-
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.	7,223,097	7,223,097
	<b>Sub Total of Development Cost</b>	<b>278,853,321</b>	<b>260,519,833</b>

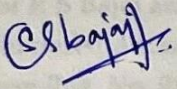


2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimate Column -	283,780,872
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	265,447,384
4	% completion of Construction Work (as per Project Engineer's Certificate).	93.28%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Sr. No. 3/Sr. No. 2 %)	93.54%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. No. 2 * Sr. No. 5)	265,447,384
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statements	228,619,440
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	36,827,944

This certificate is being issued for RERA compliance for the Company M/s. Modi Realty Miryalaguda LLP for the project "A V R Gulmohar Homes" 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: 29/11/2022

DOC No : 2022-23/RSB/50  
UDIN No : 22238260BEJWXW9350

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

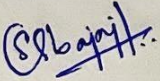
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	18,333,488
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	6,573,560
3 (I)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1,333.82 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	38,265,962
4	Estimated receivables of ongoing project. (Sum of Sr. No. 2+ Sr. No. 3(ii))	44,839,522
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 Miryalaguda LLP for the project "A V R Gulmohar Homes" 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: 29/11/22

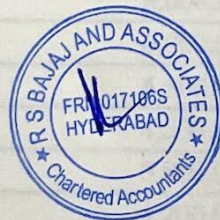
DOC No : 2022-23/RSB/50

UDIN No : 22238260BEJWXW9350



**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, The Estimated Cost of Construction as depicted in Clause 1 (ii) (A)(i) is revised to Rs. 26,86,30,224/- From Rs. 24,00,00,000/-
- 4 The above mentioned amount of cost incurred till 30.06.2022 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 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.
- 7 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.



Annexure A

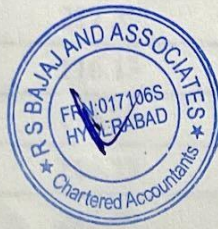
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory as on 30.06.2022

S.No.	Villa no	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement/ Letter of allotment	Received Amount	Balance Receivable
1	6	217.39	4,500,000	4,500,000	-
2	16	217.39	4,144,000	4,144,000	-
3	18	116.13	7,500,000	7,500,000	-
4	19	116.13	4,500,000	4,500,000	-
5	21	217.39	3,600,000	3,600,000	-
6	22	116.13	3,607,500	3,607,500	-
7	24	217.39	6,000,000	6,000,000	-
8	25	217.39	4,500,000	4,500,000	-
9	29	116.13	4,200,000	4,200,000	-
10	30	116.13	3,700,000	3,700,000	-
11	31	116.13	4,200,000	4,010,754	189,246
12	32	116.13	5,325,000	5,325,000	-
13	33	116.13	4,250,000	4,250,000	-
14	34	217.39	3,750,000	3,750,000	-
15	35	116.13	3,700,000	3,700,000	-
16	37	116.13	3,700,000	3,699,647	353
17	38	116.13	4,000,000	3,764,500	235,500
18	39	116.13	3,750,000	3,344,461	405,539
19	40	217.39	5,944,000	5,350,780	593,220
20	41	116.13	3,994,000	3,994,000	-
21	42	217.39	6,000,000	6,000,000	-
22	43	116.13	4,500,000	4,500,000	-
23	45	116.13	6,000,000	6,000,000	-
24	46	116.13	4,800,000	4,044,796	755,204
25	48	116.13	3,600,000	3,540,772	59,228
26	49	116.13	6,000,000	6,000,000	-
27	51	116.13	6,000,000	6,000,000	-
28	52	116.13	4,500,000	4,500,000	-
29	54	116.13	4,500,000	4,500,000	-
30	55	116.13	5,800,000	5,800,000	-
31	56	116.13	4,200,000	3,102,000	1,098,000
32	57	217.39	3,700,000	3,700,000	-
33	59	116.13	5,500,000	5,500,000	-
34	60	116.13	3,300,000	3,300,000	-
35	61	116.13	3,700,000	3,665,690	34,310
36	63	116.13	3,916,000	3,916,000	-
37	64	116.13	3,916,000	3,916,000	-
38	65	217.39	5,416,000	5,371,924	44,076
39	66	217.39	5,560,000	5,560,000	-
40	69	217.39	4,000,000	3,354,000	646,000
41	70	217.39	6,000,000	2,887,418	712,582
42	72	116.13	6,000,000	6,000,000	-



43	73	116.13	7,500,000	7,500,000	-
44	74	116.13	3,700,000	3,700,000	-
45	75	116.13	3,272,500	3,272,500	-
46	76	116.13	3,140,000	3,140,000	-
47	81	217.39	5,944,000	5,254,580	689,420
48	82	217.39	5,800,000	4,699,000	1,101,000
49	84	116.13	4,600,000	4,600,000	-
50	87	116.13	4,300,000	4,290,118	9,882
51	91	116.13	3,564,000	3,564,000	-
<b>Total Amount</b>		<b>7,442</b>	<b>235,193,000</b>	<b>228,619,440</b>	<b>6,573,560</b>



(\*Note: All per figures are for information. Actual sales price per unit / per sqm has been considered for stock/ inventory valuation in the case of Ready-to-move flats.



## Annexure A

### Unsold Inventory Valuation - Actual selling rate as on the date of Certificate of the residential premises Rs.30,000/- per sq mtr)

S.No.	Villas No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of allotment
1	2	217.39	6,236,702
2	3	116.13	3,331,654
3	4	116.13	3,331,654
4	5	116.13	3,331,654
5	27	217.39	6,236,702
6	28	217.39	6,236,702
7	58	116.13	3,331,654
8	67	217.13	6,229,243
<b>Total</b>		<b>1333.82</b>	<b>38,265,962</b>

(\*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.

