



R S BAJAJ AND ASSOCIATES
Chartered Accountants

Cost of Real Estate Project – “BLOOMDALE RESIDENCY” developed by M/s. MODI REALTY GENOME VALLEY LLP TSRERA Registration Number P02200001781

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.	41,200,000	41,200,000
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.;	2,482,346	2,482,346
	Sub-Total of LAND COST	43,682,346	43,682,346
1 (ii).	Development Cost/ Cost of Construction:		
A (i)	Estimated Cost of Construction as certified by Engineer as on 30.09.2022	138,974,300	-
(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	-	28,624,756
(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.	29,647,900	2,048,443
B	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	3,846,373	284,548
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.	4,061,058	4,061,058
	Sub-Total of DEVELOPEMENT COST	176,529,631	35,018,805

Page : 1 of 6



info@rsbajaj.co.in



040-66664636



www.rsbajaj.co.in



095815 09090



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

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	141,510,826
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)	90,722,179
3 (I)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1,675.80 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	72,134,811
4	Estimated receivables of ongoing project. (Sum of Sr. No. 2+ Sr. No. 3(ii))	162,856,990
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 GENOME VALLEY LLP** for the project "**BLOOMDALE 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: 02/12/2022
Doc No :

UDIN No :22238260BERYWU4003



2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column -	220,211,977
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	78,701,151
4	% completion of Construction Work (as per Project Architect's Certificate).	20.60%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Sr. No. 3/Sr. No. 2 %)	35.74%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. No. 2 * Sr. No. 5)	78,701,151
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statements	50,937,475
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	27,763,676

This certificate is being issued for RERA compliance for the Company **M/s. MODI REALTY GENOME VALLEY LLP** for the project "**BLOOMDALE 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

RS Bajaj

CA Shyam Sunder Bajaj
Partner
M.No: 238260

Place: Hyderabad

Date: 02/12/2022

Doc No : 2022-2023/RSB/52

UDIN No :22238260BERYWU4003



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.
- 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 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.



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.	Villa No	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of allotment	Received Amount	Balance Receivable
1	103	44.10	2,270,000	222,750	2,047,250
2	104	44.10	2,270,000	222,750	2,047,250
3	105	44.10	2,270,000	222,750	2,047,250
4	106	44.10	2,270,000	222,750	2,047,250
5	107	44.10	2,270,000	222,750	2,047,250
7	117	44.10	2,639,000	1,441,669	1,197,331
8	118	44.10	2,639,000	1,439,682	1,199,318
9	119	44.10	2,679,000	1,644,984	1,034,016
10	120	44.10	2,600,000	2,079,115	520,885
11	121	44.10	2,750,000	2,074,050	675,950
12	201	44.10	2,540,000	1,674,090	865,910
13	202	44.10	2,579,000	2,012,670	566,330
14	203	44.10	2,679,000	1,469,160	1,209,840
15	204	44.10	2,550,000	1,439,460	1,110,540
16	205	44.10	2,650,000	1,480,050	1,169,950
17	206	44.10	2,139,000	1,142,460	996,540
18	208	44.10	2,959,000	876,150	2,082,850
19	211	44.10	3,100,000	2,059,200	1,040,800
20	212	44.10	2,579,000	816,750	1,762,250
21	216	44.10	2,959,000	876,150	2,082,850
22	218	44.10	2,919,000	1,529,550	1,389,450
23	220	44.10	2,600,000	1,479,060	1,120,940
24	221	44.10	2,679,000	1,555,884	1,123,116
25	222	44.10	2,639,000	1,306,800	1,332,200
26	301	44.10	2,719,000	1,488,960	1,230,040
27	302	44.10	2,850,000	1,821,600	1,028,400
28	303	44.10	2,825,000	1,511,726	1,313,274
29	304	44.10	2,800,000	1,529,550	1,270,450
30	305	44.10	2,500,000	1,537,470	962,530
31	306	44.10	2,759,000	1,523,709	1,235,291
32	307	44.10	2,875,000	907,434	1,967,566
33	312	44.10	3,079,000	222,750	2,856,250
33	316	44.10	2,875,000	907,376	1,967,624
34	317	44.10	3,100,000	222,750	2,877,250
35	318	44.10	2,579,000	1,695,881	883,119
36	320	44.10	2,750,000	1,519,650	1,230,350



37	321	44.10	2,800,000	1,529,550	1,270,450
38	322	44.10	2,719,000	1,488,960	1,230,040
39	401	44.10	2,550,000	1,439,462	1,110,538
40	402	44.10	2,400,000	1,340,460	1,059,540
41	403	44.10	2,639,000	1,349,093	1,289,907
42	404	44.10	2,800,000	1,543,509	1,256,491
43	405	44.10	2,639,000	1,439,460	1,199,540
44	406	44.10	2,825,000	1,384,391	1,440,609
45	412	44.10	2,579,000	222,750	2,356,250
46	418	44.10	2,639,000	1,439,460	1,199,540
47	420	44.10	2,639,000	1,337,128	1,301,872
48	421	44.10	2,639,000	1,460,250	1,178,750
49	422	44.10	3,000,000	707,850	2,292,150
50	501	44.10	2,540,000	1,301,850	1,238,150
51	502	44.10	2,639,000	1,307,295	1,331,705
52	503	44.10	3,000,000	99,000	2,901,000
53	504	44.10	2,639,000	806,850	1,832,150
54	505	44.10	3,000,000	99,000	2,901,000
55	506	44.10	2,639,000	806,850	1,832,150
56	511	44.10	310,000	608,850	(298,850)
57	512	44.10	2,719,000	876,150	1,842,850
58	513	44.10	2,719,000	876,150	1,842,850
59	518	44.10	2,639,000	806,850	1,832,150
60	520	44.10	2,600,000	1,335,015	1,264,985
61	521	44.10	2,639,000	1,460,250	1,178,750
62	522	44.10	2,600,000	1,301,850	1,298,150
Total		2,734.20	163,490,000	72,767,822	90,722,179



Annexure A

Unsold Inventory Valuation – Actual selling rate as on the date of
Certificate of the residential premises Rs.43,045/- per sq mtr)

S.No.	Villa No	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of allotment
1	116	44.10	1,898,285
2	122	44.10	1,898,285
3	207	44.10	1,898,285
4	209	44.10	1,898,285
5	210	44.10	1,898,285
6	213	44.10	1,898,285
7	214	44.10	1,898,285
8	215	44.10	1,898,285
9	217	44.10	1,898,285
10	219	44.10	1,898,285
11	308	44.10	1,898,285
12	309	44.10	1,898,285
13	310	44.10	1,898,285
14	311	44.10	1,898,285
15	313	44.10	1,898,285
16	314	44.10	1,898,285
17	315	44.10	1,898,285
18	319	44.10	1,898,285
19	407	44.10	1,898,285
20	408	44.10	1,898,285
21	409	44.10	1,898,285
22	410	44.10	1,898,285
23	411	44.10	1,898,285
24	413	44.10	1,898,285
25	414	44.10	1,898,285
26	415	44.10	1,898,285
27	416	44.10	1,898,285
28	417	44.10	1,898,285
29	419	44.10	1,898,285
30	507	44.10	1,898,285
31	508	44.10	1,898,285
32	509	44.10	1,898,285
33	510	44.10	1,898,285
34	514	44.10	1,898,285
35	515	44.10	1,898,285
36	516	44.10	1,898,285
37	517	44.10	1,898,285
38	519	44.10	1,898,285
Total		1,675.80	72,134,811

(*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.

