R S BAJAJ AND ASSOCIATES
Chartered Accountants

Cost of Real Estate Project – " **NILGIRI HEIGHTS** " developed by **M/s. MODI REALTY POCHARAM LLP**
TSRERA Registration Number : P02200003053

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)**	401,590	401,590
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	**401,590**	**401,590**
1 (ii).	Development Cost/ Cost of Construction:		
A (i)	Estimated Cost of Construction as certified by Engineer as on **31.12.2022**	750,790,505	-
(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 **31.12.2022**	-	119,828,998
(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.	5,375,000	5,375,000
B	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	12,700,687	12,700,687
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.	5,530,086	5,530,086
	Sub-Total of DEVELOPEMENT COST	**774,396,278**	**143,434,771**

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Hyderabad, T.S. 500034.

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column –	**774,797,868**
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	**143,836,361**
4	% completion of Construction Work (as per Project Architect's Certificate).	**15.96%**
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Sr. No. 3/Sr. No. 2 %)	**18.56%**
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. No. 2 * Sr. No. 5)	**143,836,361**
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statements	**97,235,775**
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	**46,600,586**

This certificate is being issued for RERA compliance for the Company **M/s. MODI REALTY POCHARAM LLP** for the project **"NILGIRI HEIGHTS"** 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

R S BAJAJ AND ASSOCIATES * Chartered Accountants * FRN:017106S HYDERABAD

Place: Hyderabad
Date: 22.02.2023
DOC No : 2022-23/RSB/74
UDIN No : 23238260BGSPOJ7547

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)		**630,961,507**
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)		**189,427,475**
3 (I)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	**10,410.62**	**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		**448,073,085**
4	Estimated receivables of ongoing project. (Sum of Sr. No. 2+ Sr. No. 3(ii))		**637,500,560**
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 POCHARAM LLP** for the project **"NILGIRI HEIGHTS"** 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

RSBajaj

R S BAJAJ AND ASSOCIATES * FRN:017106S HYDERABAD * Chartered Accountants

CA Shyam Sunder Bajaj
Partner
M.No: 238260

Place: Hyderabad
Date: 22.02.2023
DOC No : 2022-23/RSB/74
UDIN No : 23238260BGSPOJ7547

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/developmet 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 incured till **31.12.2022** 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.

8. The Annexures to this Certificate are enclosed herewith.

R S BAJAJ AND ASSOCIATES
FRN 017106S
HYDERABAD
Chartered Accountants

Annexure A

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

Sold Inventory as on 31.12.2022

S.No.	Block No	Flat No	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of allotment	Received Amount	Balance Receivable
1	A	101	89.47	53,69,000	13,45,850	40,23,150
2	A	109	89.47	56,39,000	30,20,000	26,19,000
3	A	201	89.47	55,72,000	32,16,300	23,55,700
4	A	202	89.47	54,77,000	16,19,487	38,57,513
5	A	203	89.47	67,15,000	2,25,000	64,90,000
5	A	204	89.47	53,69,000	5,00,000	48,69,000
6	A	205	89.47	55,43,000	15,56,450	39,86,550
7	A	208	89.47	57,81,000	33,36,450	24,44,550
8	A	209	89.47	58,53,000	32,33,000	26,20,000
9	A	303	89.47	62,00,000	35,78,000	26,22,000
10	A	305	89.47	59,46,000	33,92,604	25,53,396
11	A	306	89.47	62,86,000	36,26,900	26,59,100
12	A	308	89.47	57,81,000	33,36,450	24,44,550
13	A	403	89.47	58,53,000	16,87,001	41,65,999
14	A	405	89.47	57,29,000	19,27,850	38,01,150
15	A	408	89.47	57,81,000	33,36,450	24,44,550
16	A	409	89.47	56,39,000	5,00,000	51,39,000
17	A	504	89.47	56,39,000	-	56,39,000
18	A	505	89.47	59,46,000	34,06,500	25,39,500
19	A	506	89.47	62,86,000	36,27,500	26,58,500
20	A	507	89.47	67,49,000	38,09,800	29,39,200
21	A	508	89.47	57,81,000	33,36,450	24,44,550
22	A	509	89.47	58,53,000	25,53,049	32,99,951
23	A	608	89.47	57,10,000	22,14,000	34,96,000
24	A	609	89.47	57,10,000	9,43,000	47,67,000
25	A	703	89.47	62,59,000	16,53,350	46,05,650
26	A	704	89.47	57,82,000	13,67,300	44,14,700
27	A	705	89.47	60,18,000	13,53,814	46,64,186
	A	707	89.47	68,94,000	2,25,000	66,69,000
28	A	708	89.47	62,00,000	11,55,000	50,45,000
29	A	709	89.47	59,25,000	15,17,000	44,08,000
30	A	803	89.47	62,23,000	16,44,905	45,78,095
31	A	804	89.47	58,53,000	6,77,950	51,75,050
32	A	808	89.47	59,59,000	15,82,950	43,76,050
33	A	809	89.47	59,59,000	15,82,950	43,76,050
34	A	902	89.47	60,66,000	16,08,000	44,58,000
35	A	903	89.47	63,30,000	16,70,050	46,59,950
36	A	908	89.47	52,59,000	15,18,365	37,40,635
37	A	909	89.47	59,24,000	8,88,600	50,35,400
38	A	1001	92.25	59,95,000	8,67,075	51,27,925
39	A	1002	89.19	59,95,000	13,66,325	46,28,675
40	A	1004	89.56	55,66,000	6,25,000	49,41,000
41	A	1009	89.47	60,30,000	15,93,700	44,36,300
42	B	211	90.12	64,30,000	16,93,500	47,36,500
43	B	413	89.47	66,50,250	22,22,500	44,27,750
44	B	513	89.47	67,30,000	20,65,000	46,65,000
45	B	514	91.97	63,59,000	26,76,850	36,82,150
47	B	615	92.25	60,50,000	63,52,500	(3,02,500)
Total				28,66,63,250	9,72,35,775	18,94,27,475

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FRN:017106S
HYDERABAD
Chartered Accountants

<u>Annexure A</u>

Unsold Inventory Valuation – Actual selling rate as on the date of Certificate of the residential premises Rs. 43,000/- per sq mtr)

S.No.	Flat No	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of allotment
1	A102	89.19	38,38,738
2	A103	89.47	38,50,789
3	A104	89.56	38,54,662
4	A105	87.33	37,58,683
5	A106	89.84	38,66,714
6	A108	89.47	38,50,789
8	A206	89.84	38,66,714
9	A207	87.33	37,58,683
10	A307	89.84	38,66,714
11	A406	89.84	38,66,714
12	A407	89.84	38,66,714
13	A604	89.56	38,54,662
14	A605	89.84	38,66,714
15	A607	89.84	38,66,714
17	A904	89.56	38,54,662
18	A1003	89.47	38,50,789
19	A1005	89.84	38,66,714
20	A1006	89.84	38,66,714
21	A1007	89.84	38,66,714
22	A1008	89.47	38,50,789
23	B210	90.30	38,86,512
24	B212	87.33	37,58,683
25	B218	88.72	38,18,509
26	B219	87.33	37,58,683
27	B310	90.30	38,86,512
28	B410	90.30	38,86,512
29	B412	90.12	38,78,765
30	B414	91.97	39,58,389
31	B415	92.25	39,70,440
32	B416	89.47	38,50,789
33	B417	90.12	38,78,765
34	B418	88.72	38,18,509
35	B510	90.30	38,86,512
36	B512	90.12	38,78,765
37	B515	92.25	39,70,440
38	B516	89.47	38,50,789
39	B517	90.12	38,78,765
40	B518	88.72	38,18,509

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41	B519	90.12	38,78,765
42	B610	90.30	38,86,512
43	B611	90.12	38,78,765
44	B612	90.12	38,78,765
45	B613		
45	B616	89.47	38,50,789
46	B617	90.12	38,78,765
47	B618	88.72	38,18,509
48	B710	90.30	38,86,512
49	B711	90.12	38,78,765
50	B712	90.12	38,78,765
51	B713	89.47	38,50,789
52	B715	92.25	39,70,440
53	B716	89.47	38,50,789
54	B717	90.12	38,78,765
55	B718	88.72	38,18,509
56	B1011	90.12	38,78,765
57	B1012	90.12	38,78,765
58	B1017	90.12	38,78,765
59	B1019	90.12	38,78,765
60	B1020	90.12	38,78,765
61	C321	90.12	38,78,765
62	C323	89.84	38,66,714
63	C324	88.72	38,18,509
64	C421	90.12	38,78,765
65	C422	90.12	38,78,765
66	C423	89.84	38,66,714
67	C426	89.47	38,50,789
68	C427	89.47	38,50,789
69	C521	90.12	38,78,765
70	C522	90.12	38,78,765
71	C523	89.84	38,66,714
72	C526	89.47	38,50,789
73	C527	89.47	38,50,789
74	C621	90.12	38,78,765
75	C622	90.12	38,78,765
76	C623	89.84	38,66,714
77	C626	89.47	38,50,789
78	C627	89.47	38,50,789
79	C721	90.12	38,78,765
80	C722	90.12	38,78,765
81	C723	89.84	38,66,714
82	C726	89.47	38,50,789
83	C925	90.49	38,94,690
84	C926	89.47	38,50,789
85	C927	89.47	38,50,789
86	C1021	90.12	38,78,765
87	C1022	90.12	38,78,765
88	C1023	89.84	38,66,714
89	C1024	88.72	38,18,509
90	C1025	90.49	38,94,690
91	C1026	89.47	38,50,789
92	C1027	89.47	38,50,789
93	A 107	87.33	37,58,683
94	A 309	89.47	38,50,789
95	B 110	90.30	38,86,512
96	B 111	90.12	38,78,765
97	B 112	87.33	37,58,683
98	B 117	90.12	38,78,765

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99	B 118	88.72	38,18,509
100	B 119	87.33	37,58,683
101	B 120	90.12	38,78,765
102	B 220	90.12	38,78,765
103	B 311	90.12	38,78,765
104	B 312	90.12	38,78,765
105	B 313	89.47	38,50,789
106	B 314	91.97	39,58,389
107	B 315	92.25	39,70,440
108	B 316	89.47	38,50,789
109	B 317	90.12	38,78,765
110	B 318	88.72	38,18,509
111	C 127	89.19	38,38,738
112	C 222	90.12	38,78,765
113	C 226	89.56	38,54,662
114	C 227	89.19	38,38,738
115	C 322	90.12	38,78,765
116	C 325	90.49	38,94,690
117	C 326	89.47	38,50,789
118	C 327	89.47	38,50,789
Total		**10,411**	**44,80,73,085**

(*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.

R S BAJAJ AND ASSOCIATES * FRN 171085 HYDERABAD * Chartered Accountants