



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 31.12.2022	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 31.12.2022	-	31,435,680
(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	2,303,419
B	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	4,213,487	4,213,487
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.	4,727,267	4,727,267
	Sub-Total of DEVELOPEMENT COST	177,562,954	42,679,853

Page : 1 of 6



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Hyderabad, T.S. 500034.

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column -	221,245,300
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	86,362,199
4	% completion of Construction Work (as per Project Architect's Certificate).	22.62%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Sr. No. 3/Sr. No. 2 %)	39.03%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. No. 2 * Sr. No. 5)	86,362,199
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statements	67,162,889
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	19,199,310

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: 10.02.2023
Doc No : 2022-2023/RSB/71
UDIN No :23238260BGSP0F3954

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	134,883,101
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)	72,721,016
3 (i)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1,631.70 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	70,236,527
4	Estimated receivables of ongoing project. (Sum of Sr. No. 2+ Sr. No. 3(ii))	142,957,543
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: 10.02.2023
Doc No : 2022-23/RSB/71
UDIN No :23238260BGSP0F3954

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 **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



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.	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	222,772	2,047,228
2	104	44.10	2,270,000	222,772	2,047,228
3	105	44.10	2,270,000	222,772	2,047,228
4	106	44.10	2,270,000	222,772	2,047,228
5	107	44.10	2,270,000	222,772	2,047,228
6	117	44.10	2,639,000	1,976,466	662,534
7	118	44.10	2,639,000	1,951,817	687,183
8	119	44.10	2,679,000	2,041,188	637,812
9	120	44.10	2,600,000	2,079,323	520,677
10	121	44.10	2,750,000	2,074,257	675,743
11	201	44.10	2,540,000	2,020,792	519,208
12	202	44.10	2,579,000	2,012,871	566,129
13	203	44.10	2,679,000	2,013,861	665,139
14	204	44.10	2,550,000	1,974,257	575,743
15	205	44.10	2,650,000	1,975,248	674,752
16	206	44.10	2,139,000	1,281,188	857,812
17	208	44.10	2,959,000	876,238	2,082,762
18	211	44.10	3,100,000	2,059,406	1,040,594
19	212	44.10	2,579,000	816,832	1,762,168
20	216	44.10	2,959,000	1,537,624	1,421,376
21	218	44.10	2,919,000	2,222,772	696,228
22	220	44.10	2,600,000	1,974,257	625,743
23	221	44.10	2,679,000	1,556,040	1,122,960
24	222	44.10	2,639,000	1,974,257	664,743
25	301	44.10	2,719,000	2,043,564	675,436
26	302	44.10	2,850,000	1,821,782	1,028,218
27	303	44.10	2,825,000	2,110,887	714,113
28	304	44.10	2,800,000	1,529,703	1,270,297
29	305	44.10	2,500,000	1,804,950	695,050
30	306	44.10	2,759,000	1,523,861	1,235,139
31	307	44.10	2,875,000	907,525	1,967,475
32	311	44.10	2,388,000	2,314,851	73,149
33	312	44.10	3,079,000	222,772	2,856,228
34	316	44.10	2,875,000	907,466	1,967,534
35	317	44.10	3,100,000	292,079	2,807,921
36	318	44.10	2,579,000	1,696,050	882,950



37	320	44.10	2,750,000	2,747,525	2,475
38	321	44.10	2,800,000	1,529,703	1,270,297
39	322	44.10	2,719,000	2,043,564	675,436
40	401	44.10	2,550,000	1,974,259	575,741
41	402	44.10	2,400,000	1,875,248	524,752
42	403	44.10	2,639,000	1,974,969	664,031
43	404	44.10	2,800,000	1,543,663	1,256,337
44	405	44.10	2,639,000	1,974,257	664,743
45	406	44.10	2,825,000	2,176,609	648,391
46	412	44.10	2,579,000	618,812	1,960,188
47	418	44.10	2,639,000	1,439,604	1,199,396
48	420	44.10	2,639,000	1,975,875	663,125
49	421	44.10	2,639,000	1,460,396	1,178,604
50	422	44.10	3,000,000	1,473,267	1,526,733
51	501	44.10	2,540,000	1,985,149	554,851
52	502	44.10	2,639,000	1,974,752	664,248
53	503	44.10	3,000,000	2,015,842	984,158
54	504	44.10	2,639,000	1,439,604	1,199,396
55	505	44.10	3,000,000	99,010	2,900,990
56	506	44.10	2,639,000	1,439,604	1,199,396
57	511	44.10	3,100,000	876,238	2,223,762
58	512	44.10	2,719,000	876,238	1,842,762
59	513	44.10	2,719,000	876,238	1,842,762
60	518	44.10	2,639,000	1,439,604	1,199,396
61	520	44.10	2,600,000	1,974,257	625,743
62	521	44.10	2,639,000	1,460,396	1,178,604
63	522	44.10	2,600,000	1,974,257	625,743
Total		2,778.30	168,668,000	95,946,984	72,721,016



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	313	44.10	1,898,285
15	314	44.10	1,898,285
16	315	44.10	1,898,285
17	319	44.10	1,898,285
18	407	44.10	1,898,285
19	408	44.10	1,898,285
20	409	44.10	1,898,285
21	410	44.10	1,898,285
22	411	44.10	1,898,285
23	413	44.10	1,898,285
24	414	44.10	1,898,285
25	415	44.10	1,898,285
26	416	44.10	1,898,285
27	417	44.10	1,898,285
28	419	44.10	1,898,285
29	507	44.10	1,898,285
30	508	44.10	1,898,285
31	509	44.10	1,898,285
32	510	44.10	1,898,285
33	514	44.10	1,898,285
34	515	44.10	1,898,285
35	516	44.10	1,898,285
36	517	44.10	1,898,285
37	519	44.10	1,898,285
Total		1,631.70	70,236,527

(*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.

