



R S BAJAJ AND ASSOCIATES
Chartered Accountants

Cost of Real Estate Project – “Green Wood Heights” developed by M/s. Mehta & Modi Realty Kawkoor IIP TSRERA
Registration Number P02200001314

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.	10,000,000	10,000,000
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.;	17,039,507	17,039,507
	Sub-Total of LAND COST	27,039,507	27,039,507
1 (ii).	Development Cost/ Cost of Construction:		
A (i)	Estimated Cost of Construction as certified by Engineer as on 31.12.2022	333,423,113	-
(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	-	277,268,818
(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.	37,047,013	1,742,896
B	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	300,000	300,000
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.	20,000,000	12,678,715
	Sub-Total of DEVELOPEMENT COST	390,770,126	291,990,429

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info@rsbajaj.co.in



040-66664636



www.rsbajaj.co.in



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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 -	417,809,633
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	319,029,936
4	% completion of Construction Work (as per Project Architect's Certificate).	83.16%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Sr. No. 3/Sr. No. 2 %)	76.36%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. No. 2 * Sr. No. 5)	319,029,936
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statements	143,191,439
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	175,838,497

This certificate is being issued for RERA compliance for the Company **M/s. Mehta & Modi Realty Kawkoor Ilp.** for the project "**Green Wood 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

(Signature)

CA Shyam Sunder Bajaj
Partner
M.No: 238260



Place: Hyderabad
Date: 10.02.2023
Doc No : 2022-23/RSB/69
UDIN No : 23238260BGSP0D3375

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	98,779,697
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)	101,965,711
3 (I)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	5,085.57 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	209,480,344
4	Estimated receivables of ongoing project. (Sum of Sr. No. 2+ Sr. No. 3(ii))	311,446,055
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. Mehta & Modi Realty Kawkoor llp.** for the project "**Green Wood 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



Place: Hyderabad
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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.	Flat No.	Block	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of allotment	Received Amount	Balance Receivable
1	117	A	132.01	5,218,000	1,445,810	3,772,190
2	301	A	159.33	8,500,000	1,417,143	7,082,857
3	305	A	115.85	7,947,000	6,336,429	1,610,571
4	314	A	132.01	8,353,055	6,655,923	1,697,132
5	316	A	132.01	9,380,300	1,025,000	8,355,300
6	405	A	115.85	7,089,000	6,560,953	528,047
7	414	A	132.01	8,158,555	7,204,048	954,507
8	415	A	132.01	8,839,000	7,377,238	1,461,762
9	515	A	132.01	8,347,250	6,711,536	1,635,714
10	516	A	132.01	8,937,000	7,107,952	1,829,048
11	602	A	159.33	8,355,000	6,648,810	1,706,190
12	605	A	115.85	8,200,000	6,524,524	1,675,476
13	617	A	115.85	8,355,000	1,166,676	7,188,324
14	106	B	115.85	6,233,000	5,513,333	719,667
15	109	B	115.85	7,585,750	7,018,131	567,619
16	110	B	115.85	7,862,000	7,898,190	-36,190
17	112	B	115.85	6,400,000	6,400,000	-
18	113	B	115.85	5,800,000	5,807,619	-7,619
19	208	B	115.85	7,754,500	214,286	7,540,214
20	209	B	115.85	7,347,500	284,262	7,063,238
21	210	B	115.85	7,006,000	281,010	6,724,990
22	211	B	115.85	7,006,000	281,010	6,724,990
23	212	B	115.85	7,006,000	281,010	6,724,990
24	307	B	115.85	6,233,000	6,048,065	184,935
25	308	B	115.85	4,990,000	4,524,762	465,238
26	310	B	115.85	6,419,000	5,990,476	428,524
27	313	B	81.66	5,100,000	5,052,381	47,619
28	406	B	115.85	6,400,000	6,460,952	-60,952
29	408	B	115.85	6,233,000	5,745,714	487,286
30	409	B	115.85	5,200,000	4,952,381	247,619
31	411	B	115.85	6,386,000	5,891,429	494,571
32	412	B	115.85	6,233,000	4,745,714	1,487,286
33	506	B	115.85	6,233,000	6,042,476	190,524
34	509	B	115.85	5,200,000	4,952,381	247,619
35	512	B	115.85	6,233,000	4,718,929	1,514,071
36	513	B	81.66	5,217,000	5,788,429	-571,429
37	607	B	115.85	5,200,000	666,667	4,533,333
38	608	B	115.85	6,233,000	4,975,238	1,257,762
39	610	B	115.85	6,833,000	5,631,429	1,201,571
40	611	B	115.85	7,433,000	7,482,314	-49,314
41	706	B	115.85	8,269,000	6,728,571	1,540,429
42	708	B	115.85	5,200,000	666,667	4,533,333
43	709	B	115.85	5,200,000	4,952,381	247,619
44	711	B	115.85	5,200,000	1,190,476	4,009,524
45	712	B	115.85	5,200,000	1,190,476	4,009,524
Total			5,212.94	306,524,910	204,559,199	101,965,711



Annexure A

Unsold Inventory Valuation – Actual selling rate as on the date of Certificate of
the residential premises Rs. 56,000/- per sq mtr)

S.No.	Block	Plot No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of allotment
1	A	101	159.33	6,468,798
2	A	103	159.33	6,468,798
3	A	104	159.33	6,468,798
4	A	115	180.70	7,336,420
5	A	116	180.70	7,336,420
6	A	201	159.33	6,468,798
7	A	202	159.33	6,468,798
8	A	203	159.33	6,468,798
9	A	204	159.33	6,468,798
10	A	205	159.33	6,468,798
11	A	214	180.70	7,336,420
12	A	215	180.70	7,336,420
13	A	216	180.70	7,336,420
14	A	302	159.33	6,468,798
15	A	304	159.33	6,468,798
16	A	317	180.70	7,336,420
17	A	402	159.33	6,468,798
18	A	403	159.33	6,468,798
19	A	417	180.70	7,336,420
20	A	503	159.33	6,468,798
21	A	601	159.33	6,468,798
22	A	702	159.33	6,468,798
23	A	703	159.33	6,468,798
24	A	705	159.33	6,468,798
25	A	714	159.33	9,475,000
26	A	715	180.70	7,336,420
27	A	717	180.70	7,336,420
28	B	107	159.33	6,468,798
29	B	206	159.33	6,468,798
30	B	207	159.33	6,468,798
31	B	213	113.34	4,601,604
Total			5,085.57	209,480,344

(*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.

