

CERTIFICATE FOR WORK IN PROGRESS AS ON 31.03.2023

I, on the basis of relevant records produced and information & explanations given by the management hereby certify that **Modi Realty Pocharam LLP.**, incorporated under the LLP Act 2018 and having its registered office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G Road, Secunderabad 500 003 have incurred expenditure of **Rs. 22,79,25,629/- (Rupees Twenty Two Crore Seventy Nine Lakhs Twenty Five Thousand Six Hundred Twenty Nine only)** as on **31-03-2023** on the housing project undertaken by the Company, named as **Nilgiri Heights** located in Survey No 27(Part) at Pocharam Village Ghatkesar Mandal, Medchal - Malkajgiri District.

The details of the Construction expenses incurred and the Sources of Funds is as given below:

S.No.	Particulars	Cost Estimated (INR)	Revised Estimate (INR)	Amount Incurred (INR)	Yet to be incurred (INR)
1	Sanction Cost	2,01,70,502	-	1,98,86,687	2,83,815
2	Land Acquisition/JDA	60,00,000	-	60,00,000	-
3	Construction Cost	50,32,67,850	-	16,95,89,719	33,36,78,131
4	Financial Cost	1,60,57,767	-	45,15,569	1,15,42,198
5	Admin Cost	2,45,85,695	-	1,89,80,949	56,04,746
6	Re-payment-TATA Capital	4,00,00,000	-	89,52,705	3,10,47,295
	Total	61,00,81,814	-	22,79,25,629	38,21,56,185
	Source of Funds				
1	Receipts from Customers	-	-	15,01,36,819	-
2	Loan from NBFC (Tata Cap)	-	-	3,86,30,001	-
3	Promoters Contribution	-	-	3,26,48,612	-
	Total	-	-	22,14,15,432	-

This certificate is issued at the request of the client for the purposes of loan account review by Tata Capital Financial Services Limited and is not to be used for any other purposes.

For M/s KGM & Co
(Chartered Accountants)

FRN: 0015353S



CA Pranay Mehta

M No: 233650

(Partner)

Place: Hyderabad

Date: 08-04-2023

UIN: 23233650BGXLVZ8179

**KGM & CO**

5-4-187/3 & 4,
First Floor, Soham Mansion,
MG Road, Ranigunj,
Secunderabad - 500 003