Cost of Real Estate Project - **"Green Wood Heights"** developed by **M/s. Mehta & Modi Realty Kawkoor llp 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 **31.03.2023**	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 **31.03.2023**	-	302,178,447
(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	1,776,896
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.	14,930,579	14,930,579
	Sub-Total of DEVELOPEMENT COST	**385,700,705**	**319,185,922**

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

info@rsbajaj.co.in
www.rsbajaj.co.in
040-66664636
095815 09090
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 -	412,740,212
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	346,225,429
4	% completion of Construction Work (as per Project Architect's Certificate).	90.63%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Sr. No. 3/Sr. No. 2 %)	83.88%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. No. 2 * Sr. No. 5)	346,225,429
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statements	153,962,803
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	192,262,626

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

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

CA Shyam Sunder Bajaj
Partner
M.No: 238260

Place: Hyderabad
Date: 05-05-2023
Doc No : 2023-24/RSB/04
UDIN No : 23238260BGSPOX4356

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)		66,514,783
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)		102,573,048
3 (I)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	4,745.54	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		195,675,126
4	Estimated receivables of ongoing project. (Sum of Sr. No. 2+ Sr. No. 3(ii))		298,248,174
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

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

CA Shyam Sunder Bajaj
Partner
M.No: 238260

Place: Hyderabad
Date: 05-05-2023
Doc No : 2023-24/RSB/04
UDIN No : 23238260BGSPOX4356

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 **31.03.2023** 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.

R S BAJAJ AND ASSOCIATES
FRN: 017105S
HYDERABAD
Chartered Accountants

Annexure A

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

Sold Inventory as on 31.03.2023

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	214	A	180.7	8,794,000	214,286	8,579,714
3	301	A	159.33	8,500,000	1,445,810	7,054,190
4	305	A	115.85	7,947,000	214,286	7,732,714
5	314	A	132.01	8,353,055	6,655,923	1,697,132
6	316	A	132.01	9,380,300	1,025,000	8,355,300
7	402	A	159.33	6,252,000	3,929,524	2,322,476
8	405	A	115.85	7,089,000	7,079,759	9,241
9	414	A	132.01	8,158,555	7,204,048	954,507
10	415	A	132.01	8,839,000	8,622,266	216,734
11	515	A	132.01	8,347,250	7,813,679	533,571
12	516	A	132.01	8,937,000	8,250,810	686,190
13	602	A	159.33	8,355,000	8,363,571	-8,571
14	605	A	115.85	8,200,000	8,235,065	-35,065
15	617	A	115.85	9,475,000	4,119,058	5,355,942
16	106	B	115.85	6,233,000	5,513,333	719,667
17	109	B	115.85	7,585,750	7,589,560	-3,810
18	110	B	115.85	7,862,000	7,898,190	-36,190
19	112	B	115.85	6,400,000	6,400,000	-
20	113	B	115.85	5,800,000	5,807,619	-7,619
21	208	B	115.85	7,754,500	214,286	7,540,214
22	209	B	115.85	7,347,500	284,262	7,063,238
23	210	B	115.85	7,006,000	281,010	6,724,990
24	211	B	115.85	7,006,000	281,010	6,724,990
25	212	B	115.85	7,006,000	281,010	6,724,990
26	307	B	115.85	6,233,000	6,143,303	89,697
27	308	B	115.85	4,990,000	4,974,286	15,714
28	310	B	115.85	6,419,000	6,419,048	-48
29	313	B	81.66	5,100,000	5,395,238	-295,238
30	406	B	115.85	6,400,000	6,460,952	-60,952
31	408	B	115.85	6,233,000	6,140,490	92,510
32	409	B	115.85	5,200,000	4,952,381	247,619
33	411	B	115.85	6,386,000	6,367,970	18,030
34	412	B	115.85	6,233,000	5,507,619	725,381
35	506	B	115.85	6,233,000	6,271,179	-38,179
36	509	B	115.85	5,200,000	4,952,381	247,619
37	512	B	115.85	6,233,000	4,718,929	1,514,071
38	513	B	81.66	5,217,000	5,817,628	-600,628
39	607	B	115.85	5,200,000	666,667	4,533,333
40	608	B	115.85	6,233,000	6,268,065	-35,065
41	610	B	115.85	6,662,000	6,424,762	237,238
42	611	B	115.85	7,433,000	7,563,981	-130,981
43	706	B	115.85	8,269,000	7,732,810	536,190
44	708	B	115.85	5,200,000	666,667	4,533,333
45	709	B	115.85	5,200,000	4,952,381	247,619
46	711	B	115.85	5,200,000	1,190,476	4,009,524
47	712	B	115.85	5,200,000	1,190,476	4,009,524
Total			5,372.27	322,519,910	219,946,862	102,573,048

R S BAJAJ AND ASSOCIATES
HYDERABAD
Chartered Accountants

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
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
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			**4,745.54**	**195,675,126**

(*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.

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