

CERTIFICATE FOR WORK IN PROGRESS AS ON 30.06.2023

We, 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. 23,96,66,570/- (Rupees Twenty Three Crore Ninety Six Lakhs Sixty Six Thousand Five Hundred Seventy only)** as on **30-06-2023** 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	-	18,78,76,321	31,53,91,529
4	Financial Cost	1,60,57,767	-	48,98,611	1,11,59,156
5	Admin Cost	2,45,85,695	-	2,10,04,952	35,80,743
	Total	57,00,81,814	-	23,96,66,570	33,04,15,244
	Source of Funds				
1	Receipts from Customers	-	-	17,32,69,926	-
2	Loan from NBFC (Tata Cap)	-	-	3,86,30,001	-
3	Promoters Contribution	-	-	3,26,48,612	-
	Total	-	-	24,45,48,539	-

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: 00153535



CA Pranay Mehta

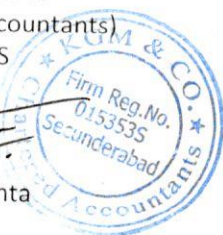
M No: 233650

(Partner)

Place: Hyderabad

Date: 14-07-2023

UDIN: 23233650BGXLXL8697

**KGM & CO**

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