Cost of Real Estate Project - **"A V R Gulmohar Homes"** developed by **M/s. Modi Realty Miryalaguda LLP**

TSRERA Registration Number P01800000180

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.	-	-
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.;	4,927,551	4,927,551
	Sub Total of Land Cost	**4,927,551**	**4,927,551**
1 (ii).	Development Cost/ Cost of Construction:		
A (i)	Estimated Cost of Construction as certified by Engineer as on **30.06.2023**	268,630,224	
(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 **30.06.2023**	-	260,373,445
(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.	3,000,000	3,155,552
B	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	-	-
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.	10,000,000	8,756,565
	Sub Total of Development Cost	**281,630,224**	**272,285,562**

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2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimate Column –	**286,557,775**
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	**277,213,113**
4	% completion of Construction Work (as per Project Engineer's Certificate).	**96.93%**
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Sr. No. 3/Sr. No. 2 %)	**96.74%**
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. No. 2 * Sr. No. 5)	**277,213,113**
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statements	**171,705,847**
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	**105,507,266**

This certificate is being issued for RERA compliance for the Company **M/s. Modi Realty Miryalaguda LLP** for the project **"A V R Gulmohar Homes"** 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: 05.08.2023
DOC No : 2023-24/RSB/121
UDIN No : 23238260BGSPUO6255

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)		**9,344,662**
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)		**2,898,933**
3 (I)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	**1,101.56**	**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		**31,602,655**
4	Estimated receivables of ongoing project. (Sum of Sr. No. 2+ Sr. No. 3(ii))		**34,501,588**
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

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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: 05.08.2023
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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/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, The Estimated Cost of Construction as depicted in Clause 1 (ii) (A)(i) is revised to Rs. 26,86,30,224/- From Rs. 24,00,00,000/-

4 The above mentioned amount of cost incured till **30.06.2023** 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.

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.

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Hyderabad
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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	3	116.13	6,500,000	6,500,000	-
2	4	116.13	6,500,000	4,975,000	1,525,000
3	6	217.39	4,500,000	4,500,000	-
4	16	217.39	4,144,000	4,144,000	-
5	18	116.13	7,500,000	7,500,000	-
6	19	116.13	4,500,000	4,500,000	-
7	21	217.39	3,600,000	3,600,000	-
8	22	116.13	3,607,500	3,607,500	-
9	24	217.39	6,000,000	6,000,000	-
10	25	217.39	4,500,000	4,500,000	-
11	29	116.13	4,200,000	4,200,000	-
12	30	116.13	3,700,000	3,700,000	-
13	31	116.13	4,200,000	4,200,000	-
14	32	116.13	5,325,000	5,325,000	-
15	33	116.13	4,250,000	4,250,000	-
16	34	217.39	3,750,000	3,750,000	-
17	35	116.13	3,700,000	3,700,000	-
18	37	116.13	3,700,000	3,699,647	353
19	38	116.13	4,000,000	3,764,500	235,500
20	39	116.13	3,750,000	3,749,882	118
21	40	217.39	5,944,000	5,850,780	93,220
22	41	116.13	3,994,000	3,994,000	-
23	42	217.39	6,000,000	6,000,000	-
24	43	116.13	4,500,000	4,500,000	-
25	45	116.13	6,000,000	6,000,000	-
26	46	116.13	4,800,000	4,044,796	755,204
27	48	116.13	3,600,000	3,540,772	59,228
28	49	116.13	6,000,000	6,000,000	-
29	51	116.13	6,000,000	6,000,000	-
30	52	116.13	4,500,000	4,500,000	-
31	54	116.13	4,500,000	4,500,000	-
32	55	116.13	5,800,000	5,800,000	-
33	56	116.13	4,200,000	4,200,000	-
34	57	217.39	3,700,000	3,700,000	-
35	59	116.13	5,500,000	5,500,000	-
36	60	116.13	3,300,000	3,300,000	-
37	61	116.13	3,700,000	3,665,690	34,310
38	63	116.13	3,916,000	3,916,000	-
39	64	116.13	3,916,000	3,916,000	-
40	65	217.39	5,416,000	5,416,000	-
41	66	217.39	5,560,000	5,560,000	-
42	69	217.39	4,000,000	3,804,000	196,000
43	70	217.39	3,600,000	3,600,000	-
44	72	116.13	6,000,000	6,000,000	-
45	73	116.13	7,500,000	7,500,000	-
46	74	116.13	3,700,000	3,700,000	-
47	75	116.13	3,272,500	3,272,500	-
48	76	116.13	3,140,000	3,140,000	-
49	81	217.39	5,944,000	5,944,000	-
50	82	217.39	5,800,000	5,800,000	-
51	84	116.13	4,600,000	4,600,000	-
52	87	116.13	4,300,000	4,300,000	-
53	91	116.13	3,564,000	3,564,000	-
Total Amount		**7,674**	**248,193,000**	**245,294,067**	**2,898,933**

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Annexure A

Unsold Inventory Valuation – Actual selling rate as on the date of Certificate of the residential premises Rs.30,000/- per sq mtr)

S.No.	Villas No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of allotment
1	2	217.39	6,236,702
2	5	116.13	3,331,654
3	27	217.39	6,236,702
4	28	217.39	6,236,702
5	58	116.13	3,331,654
6	67	217.13	6,229,243
Total		**1101.56**	**31,602,655**

(*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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