



R S BAJAJ AND ASSOCIATES

Chartered Accountants

FORM - 3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project TS RERA Registration Number: P02200001314

Date: 14.02.2024

Sr. No.	Particulars	Estimated (Column A)	Incurred & Paid (Column B)
1 (a).	Land Cost:		
a.	Cost of Land or Development Rights, lease Premium, least rent, interest cost incurred or payable on Land Cost and legal cost.	1,00,00,000	1,00,00,000
b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, and any other incentive under DR from Local Authority or State Government or any Statutory Authority.	-	-
c.	Acquisition cost of TDR (if any)	-	-
d.	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. and	1,70,39,507	1,70,39,507
e.	Land Premium payable as per annual statement of rates (ASR) for developmental of land owned by Public Authorities.	-	-
f.	Under Redevelopment/Rehabilitation Scheme:		
(i)	Estimated construction cost of redeveloped/rehab building including site development and infrastructure for the same as certified by Engineer (Column-A)	-	-
(ii)	Actual Cost of construction of redeveloped /rehab building incurred as per the books of accounts as verified by the CA (Column-B)	-	-
Note	(For total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
(iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.	-	-
(iv)	Fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
	Sub-Total of Land Cost	2,70,39,507	2,70,39,507
b)	Development Cost/ Cost of Construction:		
a.	(i) Estimated Cost of Construction as certified by Engineer (Column A)		
	(ii) Actual Cost of construction incurred and paid as per the books of accounts as verified by the CA (Column B)	33,34,23,113	31,76,82,396
	Note:- (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e., salaries, consultants 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, consumable etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	78,24,512	78,24,512
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	3,00,000	3,00,000
c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution on construction funding or money borrowed for construction.	1,94,07,625	1,94,07,625
	Sub-Total of Development Cost	36,09,55,250	34,52,14,533



info@rsbajaj.co.in



www.rsbajaj.co.in



040-66664636



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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 A	38,79,94,757
3	Total Cost Incurred and paid of the Real Estate Project [1(i) + 1(ii)] of Incurred and Paid Column B.	37,22,54,040
4	Percentage of completion of construction work (as per Project Architect's Certificate)	0.00%
5	Proportion of the cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost	95.94%
6	Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Percentage of Cost incurred and paid	37,22,54,040
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	20,31,26,383
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	16,91,27,656

Details of RERA Account:

Bank Name :	IndusInd Bank
Branch Name :	Mumbai
Account No. :	250001021950
IFSC Code :	INDB0000006
Opening Balance as on 01.10.2023	-
Deposit during the period	2,90,97,766
Withdrawals during the period	2,90,97,766
Closing Balance as on 31.12.2023	-

This certificate is being issued for the RERA Compliance for the M/s.Mehta & Modi Realty Kawkoor LLP and Project name "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 based on the verification of books of accounts till date 31.12.2023

Yours Faithfully,

For R S Bajaj and Associates
ICAI Firm Registration No. 107106S
Chartered Accountants

(Signature)

Signature of the Chartered Accountant
Name: Shyam Sunder Bajaj
Membership Number: 238260



Place: Hyderabad

Date:15.02.2024

Doc No:2023-24/RSB/160

UDIN No : 24238260BKCSDF8323

Additional Information

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred)	1,57,40,717
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)	7,65,41,307
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	3,906.15 Sq. Mtrs
	(ii) Estimated amount of sales proceeds in respect of unbooked apartments	19,53,07,500
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	27,18,48,807
5	Amount to be deposited in Designated Account - 70%	70.00%

This certificate is being issued for the RERA Compliance for the M/s.Mehta & Modi Realty Kawkoor LLP and Project name "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 based on the verification of books of accounts till date 31.12.2023

Yours Faithfully,

For R S Bajaj and Associates

ICAI Firm Registration No. 107106S

Chartered Accountants



Signature of the Chartered Accountant

Name: Shyam Sunder Bajaj

Membership Number: 238260



Place: Hyderabad

Date:15.02.2024

Doc No:2023-24/RSB/160

UDIN No : 24238260BKCSDF8323

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 **31.12.2023** 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.
- 9 As per the details given by management estimated cost in column A under 1(b) for on-site expenditure, payment of taxes and fees and finance cost is same as incurred cost in column B.



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

1. Booked Inventory

Sr. No.	Block/ Type as per Form 1.	Unit/ Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement	Received Amount (Excl. GST)	Balance Receivable
1	A	117	132.01	52,18,000	14,45,809.52	37,72,190
2	A	214	180.7	87,94,000	2,98,038.10	84,95,962
3	A	301	159.33	85,00,000	86,21,008.00	(1,21,008)
4	A	304	159.33	82,71,000	83,01,490.00	(30,490)
5	A	305	115.85	79,47,000	79,63,903.81	(16,904)
6	A	314	132.01	83,53,055	83,93,448.57	(40,394)
7	A	316	132.01	93,80,300	90,30,490.00	3,49,810
8	A	402	159.33	62,52,000	62,95,491.43	(43,491)
9	A	405	115.85	70,89,000	70,80,063.81	8,936
10	A	414	132.01	81,58,555	76,61,983.81	4,96,571
11	A	415	132.01	88,39,000	88,20,361.62	18,638
12	A	417	180.7	95,73,000	84,56,190.00	11,16,810
13	A	515	132.01	83,47,250	83,39,231.00	8,019
14	A	516	132.01	89,37,000	89,38,428.57	(1,429)
15	A	602	159.33	83,55,000	89,69,233.33	(6,14,233)
16	A	605	115.85	82,00,000	82,58,441.90	(58,442)
17	A	617	115.85	94,75,000	70,23,820.00	24,51,180
18	A	317	180.7	94,77,445	94,77,445	-
19	A	702	159.33	84,40,500	83,90,578	49,922
20	B	106	115.85	62,33,000	55,13,333.33	7,19,667
21	B	109	115.85	75,85,750	76,81,071.43	(95,321)
22	B	110	115.85	78,62,000	78,98,190.48	(36,190)
23	B	112	115.85	64,00,000	64,00,000.00	-
24	B	113	115.85	58,00,000	58,07,619.05	(7,619)
25	B	207	159.33	84,40,000	2,14,286.00	82,25,714
26	B	208	115.85	77,54,500	2,14,285.71	75,40,214
27	B	209	115.85	73,47,500	2,84,261.90	70,63,238
28	B	210	115.85	70,06,000	2,81,009.52	67,24,990
29	B	211	115.85	70,06,000	2,81,009.52	67,24,990
30	B	212	115.85	70,06,000	2,81,009.52	67,24,990
31	B	307	115.85	62,33,000	62,38,366.67	(5,367)
32	B	308	115.85	49,90,000	49,74,285.71	15,714
33	B	310	115.85	64,19,000	64,37,323.81	(18,324)
34	B	313	81.66	51,00,000	55,23,042.86	(4,23,043)
35	B	406	115.85	64,00,000	64,60,952.38	(60,952)
36	B	408	115.85	62,33,000	62,68,303	(35,303)
37	B	409	115.85	52,00,000	49,52,380.95	2,47,619
38	B	411	115.85	63,86,000	63,67,969.52	18,030
39	B	412	115.85	62,33,000	61,91,095	41,905
40	B	506	115.85	62,33,000	62,71,179.05	(38,179)
41	B	509	115.85	52,00,000	49,52,380.95	2,47,619
42	B	512	115.85	62,33,000	57,08,928.57	5,24,071
43	B	513	81.66	52,17,000	58,17,628.38	(6,00,628)
44	B	607	115.85	52,00,000	6,66,666.67	45,33,333
45	B	608	115.85	62,33,000	62,68,064.76	(35,065)
46	B	610	115.85	66,62,000	66,15,160.00	46,840
47	B	611	115.85	74,33,000	74,82,314.29	(49,314)
48	B	706	115.85	82,69,000	83,62,972.38	(93,972)
49	B	708	115.85	52,00,000	6,66,666.67	45,33,333
50	B	709	115.85	52,00,000	49,52,380.95	2,47,619
51	B	711	115.85	52,00,000	11,90,476.19	40,09,524
52	B	712	115.85	52,00,000	11,90,476.19	40,09,524
Total			6,524	36,67,21,855	29,01,80,548	7,65,41,307



Annexure A

2. Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the residential/ commercial premises Rs. 50,000/- per sq. mts.)

Sr. No.	Block/ Type as per Form - 1	Flat/ Office No.	Carpet Area (in sq.mts.)	Estimate Amount of Sale Proceeds
1	A	101	159.33	79,66,500
2	A	103	159.33	79,66,500
3	A	104	159.33	79,66,500
4	A	115	180.70	90,35,000
5	A	116	180.70	90,35,000
6	A	201	159.33	79,66,500
7	A	202	159.33	79,66,500
8	A	203	159.33	79,66,500
9	A	204	159.33	79,66,500
10	A	205	159.33	79,66,500
11	A	215	180.70	90,35,000
12	A	216	180.70	90,35,000
13	A	302	159.33	79,66,500
14	A	403	159.33	79,66,500
15	A	503	159.33	79,66,500
16	A	601	159.33	79,66,500
17	A	703	159.33	79,66,500
18	A	705	159.33	79,66,500
19	A	714	159.33	79,66,500
20	A	715	180.70	90,35,000
21	A	717	180.70	90,35,000
22	B	107	159.33	79,66,500
23	B	206	159.33	79,66,500
24	B	213	113.34	56,67,000
Total			3,906.15	19,53,07,500

(*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.)

