

To
The Designated Partner
M/s Modi Realty Pocharam LLP
5-4-187/3&4, II floor
MG Road, Secunderabad – 500 003

Sub: Independent Practitioner's Report on Certification of Quarterly Work in progress as on 31-12-2023.

1. This certificate is issued in accordance with the request made by M/s Modi Realty Pocharam LLP having registered office at 5-4-187/3&4, II floor, MG Road, Secunderabad – 500 003, pursuant to the certificate required for submission before Tata Capital Financial Services Limited.
2. The accompanying Details of Application and the sources of funds of client confirmed by them pursuant to the declaration signed and which we have initiated for identification purposes only.

Client's Responsibility

3. It is the responsibility of the client to maintain all the accounting records, documents and related transactions as to show the financial transaction details and maintain other records supporting its contents.

Our Responsibility

4. Pursuant to the requirement by the client, it is our responsibility to examine the documents and other records of the client and certify that the Details of Application and the sources of funds up to 31-12-2023, is in compliance with the records and documents provided to us.
5. We conducted our examination in accordance with the 'Guidance Note on Audit Reports and certificates for special purposes' by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
6. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for firms that perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Opinion

7. Based on our examination as above, and the information and explanations along with the documents and records given to us, we certify that the Details of Application and sources of funds as on 31-12-2023 provided by the client is in conformity with the documents and records provided by the client. Details of Application and the sources of funds as on 31-12-2023 is given as Annexure.



Restrictions on Use

8. The certificate is addressed to and provided to the designated partner of the firm solely for the purpose to enable them to submit the same to Tata Capital Financial Services Limited and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For M/s KGM & Co
(Chartered Accountants)
FRN: 0015353S



CA Pranay Mehta
(Partner)
M No: 233650
UDIN: 24233650BKCZTZ4838



Place: Hyderabad
Date: 15-03-2024

Annexure

Details of Application and the sources of funds as on 31-12-2023

a) Details of the Application of funds:

S.No.	Particulars	Amount Estimated (INR)	Revised Estimate (INR)	Amount Incurred (INR)	Yet to be incurred (INR)
1	Sanction Cost	2,01,70,502	-	143,52,006	58,18,496
2	Land Acquisition/JDA	60,00,000	-	60,00,000	-
3	Construction Cost	50,32,67,850	-	23,43,39,743	26,89,28,107
4	Financial Cost	1,60,57,767	-	50,712	1,60,07,005
5	Admin Cost	2,45,85,695	9,65,947	2,55,51,642	-
	Total	57,00,81,814	9,65,947	28,02,94,103	29,07,53,658

b) Details of the Sources of Funds:

The above expenditure has been financed out of the below mentioned sources.

S.No.	Particulars	Amount (INR)
1	Receipts from Customers	19,66,78,521
2	Loan from NBFC (Tata Cap)	4,34,45,001
3	Promoters Contribution	4,13,96,292
	Total	28,15,19,814

