R S BAJAJ AND ASSOCIATES
Chartered Accountants

FORM - 3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project TS RERA Registration Number: P02200001781

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.	4,12,00,000	4,12,00,000
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	24,82,346	24,82,346
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	**4,36,82,346**	**4,36,82,346**
b)	**Development Cost/ Cost of Construction:**		
a.	(i) Estimated Cost of Construction as certified by Engineer (Column A)	13,89,74,300	-
	(ii) Actual Cost of construction incurred and paid as per the books of accounts as verified by the CA (Column B)		11,25,02,060
	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.	2,96,47,900	89,34,916
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	91,56,628	91,56,628
c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution on construction funding or money borrowed for construction	84,42,432	84,42,432
	Sub-Total of Development Cost	**18,62,21,260**	**13,90,36,036**

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2	Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of Estimated Column A	**22,99,03,606**
3	Total Cost Incurred and paid of the Real Estate Project [1(i) + 1(ii)] of Incurred and Paid Column B.	**18,27,18,382**
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	**79.48%**
6	Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Percentage of Cost incurred and paid	**18,27,18,382**
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	**13,21,74,104**
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	**5,05,44,278**

Details of RERA Account:

Bank Name :	**IndusInd Bank**
Branch Name :	**Nariman Point**
Account No. :	**250130012074**
IFSC Code :	**INDB0000006**
Opening Balance as on 01.10.2023	**3,86,400**
Deposit during the period	**24,92,004**
Withdrawals during the period	**27,34,904**
Closing Balance as on 31.12.2023	**1,43,500**

This certificate is being issued for the RERA Compliance for the **M/s.MODI REALTY GENOME VALLEY LLP** and Project name **"BLOOMDALE RESIDENCY"** 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

R S BAJAJ AND ASSOCIATES
FRN:017106S
Hyderabad
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/159
UDIN No :24238260BKCSDE1707

Additional Information

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred)	4,71,85,224
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)	3,81,44,851
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	**1,058 Sq. Mtrs**
	(ii) Estimated amount of sales proceeds in respect of unbooked apartments	4,55,58,828
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	8,37,03,679
5	Amount to be deposited in Designated Account – 70%	**70.00%**

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Yours Faithfully,

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

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

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

Place: Hyderabad
Date:15.02.2024
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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.

4 The above mentioned amount of cost incured 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

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Annexure A

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

1. Booked Inventory

Sr. No.	Unit/ Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement	Received Amount (Excl. GST)	Balance Receivable
1	103	44.10	22,70,000	22,55,446	14,554
2	104	44.10	22,70,000	22,55,446	14,554
3	105	44.10	22,70,000	22,55,446	14,554
4	106	44.10	22,70,000	22,55,446	14,554
5	107	44.10	22,70,000	22,55,446	14,554
6	108	44.10	26,74,000	26,73,733	267
7	109	44.10	26,74,000	26,73,733	267
8	110	44.10	26,74,000	26,73,733	267
9	111	44.10	26,74,000	26,73,733	267
10	112	44.10	26,74,000	26,73,733	267
11	113	44.10	26,74,000	26,73,733	267
12	114	44.10	26,74,000	26,73,733	267
13	115	44.10	26,74,000	26,73,733	267
14	116	44.10	31,39,000	21,34,653	10,04,347
15	117	44.10	26,39,000	23,56,378	2,82,622
16	118	44.10	26,39,000	20,20,413	6,18,587
17	119	44.10	26,79,000	24,57,030	2,21,970
18	120	44.10	26,00,000	25,74,257	25,743
19	121	44.10	27,50,000	23,52,988	3,97,012
20	201	44.10	25,40,000	25,45,760	(5,760)
21	202	44.10	25,79,000	21,54,535	4,24,465
22	203	44.10	26,79,000	26,84,760	(5,760)
23	204	44.10	25,50,000	23,26,733	2,23,267
24	205	44.10	26,50,000	24,25,743	2,24,257
25	206	44.10	21,39,000	19,74,257	1,64,743
26	207	44.10	31,50,000	5,92,079	25,57,921
27	208	44.10	29,59,000	22,62,376	6,96,624
28	209	44.10	33,00,000	11,88,119	21,11,881
29	211	44.10	31,00,000	20,59,406	10,40,594
30	212	44.10	25,79,000	24,00,995	1,78,005
31	214	44.10	31,50,000	22,51,733	8,98,267
32	216	44.10	29,59,000	27,31,683	2,27,317
33	218	44.10	29,19,000	26,92,079	2,26,921
34	220	44.10	26,00,000	26,37,263	(37,263)
35	221	44.10	26,79,000	18,30,158	8,48,842
36	222	44.10	26,39,000	22,20,941	4,18,059
37	301	44.10	27,19,000	27,24,760	(5,760)
38	302	44.10	28,50,000	30,47,840	(1,97,840)
39	303	44.10	28,25,000	26,05,937	2,19,063
40	304	44.10	28,00,000	24,98,020	3,01,980
41	305	44.10	25,00,000	22,77,228	2,22,772
42	306	44.10	27,59,000	23,85,248	3,73,752
43	307	44.10	28,75,000	22,29,307	6,45,693
44	308	44.10	31,79,000	21,58,416	10,20,584
45	311	44.10	23,88,000	23,14,851	73,149
46	312	44.10	30,79,000	22,82,178	7,96,822
47	314	44.10	31,50,000	11,51,485	19,98,515
48	316	44.10	28,75,000	22,29,249	6,45,751
49	317	44.10	31,00,000	4,89,752	26,10,248
50	318	44.10	25,79,000	22,30,704	3,48,296
51	320	44.10	27,50,000	27,47,525	2,475
52	321	44.10	28,00,000	25,74,257	2,25,743
53	322	44.10	27,19,000	24,94,059	2,24,941
54	401	44.10	25,50,000	23,26,735	2,23,265
55	402	44.10	24,00,000	21,78,219	2,21,781
56	403	44.10	26,39,000	19,74,969	6,64,031
57	404	44.10	28,00,000	25,33,762	2,66,238
58	405	44.10	26,39,000	24,14,851	2,24,149
59	406	44.10	28,25,000	25,61,881	2,63,119
60	408	44.10	31,39,000	22,82,178	8,56,822
61	411	44.10	31,39,000	21,84,158	9,54,842
62	412	44.10	25,79,000	20,71,608	5,07,392
63	414	44.10	27,59,000	19,98,020	7,60,980
64	416	44.10	31,39,000	22,57,426	8,81,574
65	418	44.10	26,39,000	19,74,257	6,64,743
66	420	44.10	26,39,000	21,84,615	4,54,385

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67	421	44.10	26,39,000	24,60,396	1,78,604
68	422	44.10	30,00,000	19,80,198	10,19,802
69	501	44.10	25,40,000	22,92,079	2,47,921
70	502	44.10	26,39,000	22,21,931	4,17,069
71	503	44.10	30,00,000	27,72,277	2,27,723
72	504	44.10	26,39,000	23,15,842	3,23,158
73	506	44.10	26,39,000	19,74,257	6,64,743
74	508	44.10	22,22,000	22,02,970	19,030
75	511	44.10	31,00,000	20,31,707	10,68,293
76	512	44.10	27,19,000	20,83,168	6,35,832
77	513	44.10	27,19,000	20,83,168	6,35,832
78	514	44.10	33,00,000	24,01,980	8,98,020
79	516	44.10	31,39,000	24,72,277	6,66,723
80	518	44.10	26,39,000	22,21,782	4,17,218
81	520	44.10	26,00,000	21,88,119	4,11,881
82	521	44.10	26,39,000	20,04,950	6,34,050
83	522	44.10	26,00,000	21,88,119	4,11,881
		-	-	-	-
Total		**3,660**	**22,69,65,000**	**18,88,20,149**	**3,81,44,851**

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Annexure A

2. Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the residential/ commercial premises **Rs.43,045/-** per sq. mts.)

Sr. No.	Flat/ Office No.	Carpet Area (in sq.mts.)	Estimate Amount of Sale Proceeds
1	122	44.10	18,98,285
2	210	44.10	18,98,285
3	213	44.10	18,98,285
4	215	44.10	18,98,285
5	217	44.10	18,98,285
6	219	44.10	18,98,285
7	309	44.10	18,98,285
8	310	44.10	18,98,285
9	313	44.10	18,98,285
10	315	44.10	18,98,285
11	319	44.10	18,98,285
12	407	44.10	18,98,285
13	409	44.10	18,98,285
14	410	44.10	18,98,285
15	413	44.10	18,98,285
16	415	44.10	18,98,285
17	417	44.10	18,98,285
18	419	44.10	18,98,285
19	507	44.10	18,98,285
20	509	44.10	18,98,285
21	510	44.10	18,98,285
22	515	44.10	18,98,285
23	517	44.10	18,98,285
24	519	44.10	18,98,285
Total		**1,058.40**	**4,55,58,828.00**

(*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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