



# R S BAJAJ AND ASSOCIATES

## Chartered Accountants

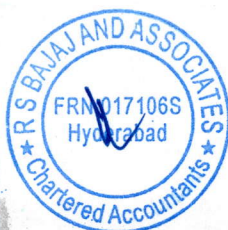
FORM - 3

### CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project TS RERA Registration Number: P02200001575

Date: 23.05.2024

| Sr. No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | MHPL Estimated     | MHPL Incurred     | SOV Estimated      | SOV Incurred       |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------|--------------------|--------------------|
| 1 (a).  | <b>Land Cost:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                    |                   |                    |                    |
| a.      | Cost of Land or Development Rights, lease Premium, least rent, interest cost incurred or payable on Land Cost and legal cost.                                                                                                                                                                                                                                                                                                                                                         | 77,815,000         | 77,815,000        |                    | -                  |
| 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                                                                                                                                                                                                                                                                                       | -                  |                   |                    | -                  |
| 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.                                                                                                                                                                                                                                                                                                                             | -                  |                   |                    | -                  |
|         | <b>Sub-Total of Land Cost</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>77,815,000</b>  | <b>77,815,000</b> | <b>-</b>           | <b>-</b>           |
| b)      | <b>Development Cost/ Cost of Construction:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |                   |                    |                    |
| 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)                                                                                                                                                                                                                                                                                                                                                                      | 117,500,000        | 73,462,506        | 348,840,000        | 352,059,191        |
|         | <b>Note:- (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>                                                                                                                                                                                                                                                                                                                                                                         |                    |                   |                    |                    |
|         | (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. | -                  | -                 | -                  | -                  |
| b.      | Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.                                                                                                                                                                                                                                                                                                                                                                                            | -                  | -                 | -                  | -                  |
| c.      | Interest payable to financial institutions, scheduled banks, non-banking financial institution on construction funding or money borrowed for construction.                                                                                                                                                                                                                                                                                                                            | -                  | -                 | -                  | -                  |
|         | <b>Sub-Total of Development Cost</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>117,500,000</b> | <b>73,462,506</b> | <b>348,840,000</b> | <b>352,059,191</b> |



info@rsbajaj.co.in



040-66664636



www.rsbajaj.co.in



095815 00000



8-2-603/A/B/24, Qureshi Estate,  
2<sup>nd</sup> Floor, Road No. 10, Banjara Hills,

|   |                                                                                                                       | MHPL ( Rs.)  | SOV ( Rs.)  |
|---|-----------------------------------------------------------------------------------------------------------------------|--------------|-------------|
| 2 | Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of Estimated Column A                                   | 195,315,000  | 348,840,000 |
| 3 | Total Cost Incurred and paid of the Real Estate Project [1(i) + 1(ii)] of Incurred and Paid Column B.                 | 151,277,506  | 352,059,191 |
| 4 | Percentage of completion of construction work (as per Project Architect's Certificate)                                | 0.00%        | 0.00%       |
| 5 | Proportion of the cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost               | 77.45%       | 100.92%     |
| 6 | Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Percentage of Cost incurred and paid | 151,277,506  | 352,059,191 |
| 7 | Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.                 | 249,415,326  | 164,122,662 |
| 8 | Net Amount which can be withdrawn from the Designated Bank Account under this certificate.                            | (98,137,820) | 187,936,528 |

**Details of RERA Account:**

|                                  |                 |
|----------------------------------|-----------------|
| Bank Name :                      | Yes Bank        |
| Branch Name :                    | Secunderabad    |
| Account No. :                    | 009772400000133 |
| IFSC Code :                      | YESB0000097     |
| Opening Balance as on 01.01.2024 | 518,276.00      |
| Deposit during the period        | 12,699,521.00   |
| Withdrawals during the period    | 13,114,845.90   |
| Closing Balance as on 31.03.2024 | 102,951.10      |

This certificate is being issued for the RERA Compliance for the M/s. SILVER OAK REALTY & MODI HOUSING PVT LTD and Project name "SILVER OAK VILLAS" 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 31.03.2024

Yours Faithfully,

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

*[Signature]*

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



Place: Hyderabad  
Date: 20.05.2024  
DOC No : 2024-25/RSB/12  
UDIN No : 24238260BKCSEB4151

### Additional Information

|   |                                                                                                                                                                                    | MHPL ( Rs.) | SOV ( Rs.)  |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| 1 | Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred )                                                | 44,037,494  | (3,219,191) |
| 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) | 3,728,991   | 5,563,454   |
| 3 | (i) Balance Unsold area<br>(to be certified by Management and to be verified by CA from the records and books of accounts)                                                         | 3,411.37    | 2,274.25    |
|   | (ii) Estimated amount of sales proceeds in respect of unbooked apartments                                                                                                          | Sq. Mtrs    | Sq. Mtrs    |
|   |                                                                                                                                                                                    | 163,745,819 | 109,163,880 |
| 4 | Estimated receivables of ongoing project. Sum of 2 + 3(ii)                                                                                                                         | 167,474,811 | 114,727,334 |
| 5 | Amount to be deposited in Designated Account - 70%                                                                                                                                 | 70%         | 70%         |

This certificate is being issued for the RERA Compliance for the M/s. **SILVER OAK REALTY & MODI HOUSING PVT LTD** and Project name "**SILVER OAK VILLAS**" 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 **31.03.2024**

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: 20.05.2024  
DOC No : 2024-25/RSB/12  
UDIN No : 24238260BKCSEB4151

**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 Project "Silver Oak Villas" is developed in 3 phases i.e., 68 villas + 27 villas and 114 villas and permission for the project is applied and received by M/s. Silver Oak Realty (Referred as "SOR" elsewhere in certificate). In Silver Oak Villas - III project, SOR has sold 88 plots to M/s. Modi Housing Private Limited (Referred as "MHPL" elsewhere in certificate) by way of Agreement of Sale dated 07.11.2019 registered as document no. 16252/2019. As such 60% of sale value of each villa is received by MHPL against sale of plot. By virtue of Clauses 3 and 4 of sale deed entered with each villa customer by SOR and MHPL, M/s. Silver Oak Villas (Referred as "SOV" elsewhere in certificate) is entering into Construction agreement with customer as a nominee of MHPL to undertake construction of villas. As the construction of each villa is undertaken by SOV, 40% of sale value of each villa is received by SOV against construction agreement. Henceforth, estimated cost and incurred cost of MHPL and SOV have been reported in this certificate for sale of plots and construction of villas respectively.
- 3 The permission under TS-RERA has been obtained by Silver Oak Realty jointly Modi Housing Private Limited as the permission from GHMC has been received in the name of SOR and 88 plots are in agreement with MHPL.
- 4 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.
- 5 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.
- 6 The above mentioned amount of cost incurred till 31.03.2024 i.e., 1(ii) is as verified from the books of accounts produced before us in electronic form.
- 7 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.
- 8 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.
- 9 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.
- 10 The Annexures to this Certificate are enclosed herewith.



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

**1. Booked Inventory**

| Sr. No.      | Unit/ Flat No. | Carpet Area (in sq.mts.) | Unit Consideration as per Agreement | Unit Consideration amount @60% MHPL | Received Amount MHPL | Balance Receivable MHPL | Unit Consideration amount @40% SOV | Received Amount SOV | Balance Receivable SOV |
|--------------|----------------|--------------------------|-------------------------------------|-------------------------------------|----------------------|-------------------------|------------------------------------|---------------------|------------------------|
| 1            | 102            | 189.52                   | 8,300,000                           | 4,980,000                           | 4,980,000            | -                       | 3,320,000                          | 3,320,000           | -                      |
| 2            | 104            | 189.52                   | 8,300,000                           | 4,980,000                           | 4,980,000            | -                       | 3,320,000                          | 3,320,000           | -                      |
| 3            | 106            | 189.52                   | 8,400,000                           | 5,040,000                           | 5,040,000            | -                       | 3,360,000                          | 3,360,000           | -                      |
| 4            | 108            | 189.52                   | 9,100,000                           | 5,460,000                           | 5,460,000            | -                       | 3,640,000                          | 3,640,000           | -                      |
| 5            | 110            | 189.52                   | 8,200,000                           | 4,920,000                           | 4,920,000            | -                       | 3,280,000                          | 3,280,000           | -                      |
| 6            | 112            | 189.52                   | 8,300,000                           | 4,980,000                           | 4,980,000            | -                       | 3,320,000                          | 3,320,000           | -                      |
| 7            | 114            | 189.52                   | 8,500,000                           | 5,100,000                           | 5,100,000            | -                       | 3,400,000                          | 3,400,000           | -                      |
| 8            | 116            | 189.52                   | 8,300,000                           | 4,980,000                           | 4,980,000            | -                       | 3,320,000                          | 3,320,000           | -                      |
| 9            | 118            | 189.52                   | 8,300,000                           | 4,980,000                           | 4,980,000            | -                       | 3,320,000                          | 3,320,000           | -                      |
| 10           | 120            | 189.52                   | 8,300,000                           | 4,980,000                           | 4,980,000            | -                       | 3,320,000                          | 3,320,000           | -                      |
| 11           | 122            | 189.52                   | 8,200,000                           | 4,920,000                           | 4,920,000            | -                       | 3,280,000                          | 3,280,000           | -                      |
| 12           | 124            | 189.52                   | 8,500,000                           | 5,100,000                           | 5,100,000            | -                       | 3,400,000                          | 3,400,000           | -                      |
| 13           | 126            | 189.52                   | 8,200,000                           | 4,920,000                           | 4,920,000            | -                       | 3,280,000                          | 3,280,000           | -                      |
| 14           | 128            | 189.52                   | 9,810,000                           | 5,886,000                           | 5,886,000            | -                       | 3,924,000                          | 3,924,000           | -                      |
| 15           | 129            | 189.52                   | 10,120,000                          | 6,072,000                           | 6,072,000            | -                       | 4,048,000                          | 4,048,000           | -                      |
| 16           | 131            | 189.52                   | 8,300,000                           | 4,980,000                           | 4,980,000            | -                       | 3,320,000                          | 3,320,000           | -                      |
| 17           | 133            | 189.52                   | 8,300,000                           | 4,980,000                           | 4,980,000            | -                       | 3,320,000                          | 3,320,000           | -                      |
| 18           | 135            | 189.52                   | 9,100,000                           | 5,460,000                           | 5,460,000            | -                       | 3,640,000                          | 3,640,000           | -                      |
| 19           | 137            | 189.52                   | 9,000,000                           | 5,400,000                           | 5,400,000            | -                       | 3,600,000                          | 3,600,000           | -                      |
| 20           | 139            | 189.52                   | 9,100,000                           | 5,460,000                           | 5,460,000            | -                       | 3,640,000                          | 3,640,000           | -                      |
| 21           | 141            | 189.52                   | 9,150,000                           | 5,490,000                           | 5,490,000            | -                       | 3,660,000                          | 3,660,000           | -                      |
| 22           | 142            | 189.52                   | 9,100,000                           | 5,460,000                           | 5,460,000            | -                       | 3,640,000                          | 3,640,000           | -                      |
| 23           | 143            | 189.52                   | 9,000,000                           | 5,400,000                           | 5,400,000            | -                       | 3,600,000                          | 3,600,000           | -                      |
| 24           | 144            | 189.52                   | 9,070,000                           | 5,442,000                           | 5,442,000            | -                       | 3,628,000                          | 3,228,001           | 399,999                |
| 25           | 145            | 189.52                   | 9,100,000                           | 5,460,000                           | 5,460,000            | -                       | 3,640,000                          | 3,640,000           | -                      |
| 26           | 146            | 189.52                   | 12,375,000                          | 7,425,000                           | 7,425,000            | -                       | 4,950,000                          | 4,950,000           | -                      |
| 27           | 148            | 189.52                   | 8,930,000                           | 5,358,000                           | 5,225,000            | 133,000                 | 3,572,000                          | 3,142,000           | 430,000                |
| 28           | 149            | 189.52                   | 8,600,000                           | 5,160,000                           | 5,004,009            | 155,991                 | 3,440,000                          | 3,440,000           | -                      |
| 29           | 150            | 189.52                   | 8,600,000                           | 5,160,000                           | 5,160,000            | -                       | 3,440,000                          | 3,440,000           | -                      |
| 30           | 151            | 189.52                   | 11,400,000                          | 6,840,000                           | 6,840,000            | -                       | 4,560,000                          | 4,560,000           | -                      |
| 31           | 152            | 189.52                   | 9,381,000                           | 5,628,600                           | 5,628,600            | -                       | 3,752,400                          | 3,752,400           | -                      |
| 32           | 153            | 189.52                   | 9,100,000                           | 5,460,000                           | 5,460,000            | -                       | 3,640,000                          | 3,640,000           | -                      |
| 33           | 154            | 189.52                   | 9,100,000                           | 5,460,000                           | 5,460,000            | 0                       | 3,640,000                          | 3,640,000           | -                      |
| 34           | 155            | 189.52                   | 8,850,000                           | 5,310,000                           | 5,310,000            | -                       | 3,540,000                          | 3,540,000           | -                      |
| 35           | 156            | 189.52                   | 7,350,000                           | 4,410,000                           | 4,410,000            | -                       | 2,940,000                          | 2,940,000           | -                      |
| 36           | 157            | 189.52                   | 8,850,000                           | 5,310,000                           | 5,310,000            | -                       | 3,540,000                          | 3,540,000           | -                      |
| 37           | 158            | 189.52                   | 9,800,000                           | 5,880,000                           | 5,880,000            | -                       | 3,920,000                          | 3,920,000           | -                      |
| 38           | 159            | 189.52                   | 8,600,000                           | 5,160,000                           | 5,160,000            | -                       | 3,440,000                          | 3,440,000           | -                      |
| 39           | 160            | 189.52                   | 7,725,000                           | 4,635,000                           | 4,444,000            | 191,000                 | 3,090,000                          | 3,090,000           | -                      |
| 40           | 161            | 189.52                   | 10,900,000                          | 6,540,000                           | 6,540,000            | -                       | 4,360,000                          | 4,360,000           | -                      |
| 41           | 162            | 189.52                   | 7,850,000                           | 4,710,000                           | 4,710,000            | -                       | 3,140,000                          | 3,140,000           | -                      |
| 42           | 163            | 189.52                   | 9,700,000                           | 5,820,000                           | 5,820,000            | -                       | 3,880,000                          | 3,880,000           | -                      |
| 43           | 164            | 189.52                   | 8,300,000                           | 4,980,000                           | 4,980,000            | -                       | 3,320,000                          | 3,320,000           | -                      |
| 44           | 165            | 189.52                   | 5,000,000                           | 3,000,000                           | -                    | 3,000,000               | 2,000,000                          | -                   | 2,000,000              |
| 45           | 166            | 189.52                   | 10,875,000                          | 6,525,000                           | 6,460,000            | 65,000                  | 4,350,000                          | 4,350,000           | -                      |
| 46           | 167            | 189.52                   | 12,850,000                          | 7,710,000                           | 7,710,000            | -                       | 5,140,000                          | 5,140,000           | -                      |
| 47           | 168            | 189.52                   | 10,900,000                          | 6,540,000                           | 6,540,000            | -                       | 4,360,000                          | 4,360,000           | -                      |
| 48           | 169            | 189.52                   | 11,350,000                          | 6,810,000                           | 6,810,000            | -                       | 4,540,000                          | 4,540,000           | -                      |
| 49           | 170            | 189.52                   | 10,400,000                          | 6,240,000                           | 6,156,000            | 84,000                  | 4,160,000                          | 4,160,000           | -                      |
| 50           | 171            | 189.52                   | 11,400,000                          | 6,840,000                           | 6,840,000            | -                       | 4,560,000                          | 4,560,000           | -                      |
| 51           | 174            | 189.52                   | 10,000,000                          | 6,000,000                           | 5,900,000            | 100,000                 | 4,000,000                          | 4,000,000           | -                      |
| 52           | 175            | 189.52                   | 10,875,000                          | 6,525,000                           | 6,525,000            | -                       | 4,350,000                          | 4,350,000           | -                      |
| 53           | 176            | 189.52                   | 10,000,000                          | 6,000,000                           | 6,000,000            | -                       | 4,000,000                          | 3,710,668           | 289,332                |
| 54           | 177            | 189.52                   | 8,500,000                           | 5,100,000                           | 5,100,000            | -                       | 3,400,000                          | 3,400,000           | -                      |
| 55           | 178            | 189.52                   | 12,400,000                          | 7,440,000                           | 7,440,000            | -                       | 4,960,000                          | 4,960,000           | -                      |
| 56           | 179            | 189.52                   | 9,800,000                           | 5,880,000                           | 5,880,000            | -                       | 3,920,000                          | 4,050,600           | (130,600)              |
| 57           | 180            | 189.52                   | 9,800,000                           | 5,880,000                           | 5,880,000            | -                       | 3,920,000                          | 3,920,000           | -                      |
| 58           | 181            | 189.52                   | 9,600,000                           | 5,760,000                           | 5,760,000            | -                       | 3,840,000                          | 3,840,000           | -                      |
| 59           | 182            | 189.52                   | 9,950,000                           | 5,970,000                           | 5,970,000            | -                       | 3,980,000                          | 3,980,000           | -                      |
| 60           | 183            | 189.52                   | 10,000,000                          | 6,000,000                           | 6,000,000            | -                       | 4,000,000                          | 4,000,000           | -                      |
| 61           | 184            | 189.52                   | 10,000,000                          | 6,000,000                           | 6,000,000            | -                       | 4,000,000                          | 4,000,000           | -                      |
| 62           | 185            | 189.52                   | 10,000,000                          | 6,000,000                           | 6,000,000            | -                       | 4,000,000                          | 4,000,000           | -                      |
| 63           | 199            | 189.52                   | 8,700,000                           | 5,220,000                           | 5,220,000            | -                       | 3,480,000                          | 3,480,000           | -                      |
| 64           | 200            | 189.52                   | 14,200,000                          | 8,520,000                           | 8,520,000            | -                       | 5,680,000                          | 3,105,227           | 2,574,723              |
| <b>Total</b> |                | <b>12,115.52</b>         | <b>600,061,000</b>                  | <b>360,036,600</b>                  | <b>356,307,609</b>   | <b>3,728,991</b>        | <b>240,024,400</b>                 | <b>234,460,946</b>  | <b>5,563,454</b>       |

FRN:017106S  
Hyderabad  
Chartered Accountants

## Annexure A

### 2. Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the residential/ commercial premises Rs.

48000/- per sq. mts. )

| Sr. No.      | Flat/<br>Office No. | Carpet Area<br>(in sq.mts.) | Estimate Amount<br>of Sale Proceeds | Unit<br>Consideration as<br>per Ready<br>Recokner Rate | Unit Consideration as<br>per Ready Recokner<br>Rate |
|--------------|---------------------|-----------------------------|-------------------------------------|--------------------------------------------------------|-----------------------------------------------------|
| 1            | 147                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 2            | 172                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 3            | 173                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 4            | 186                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 5            | 187                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 6            | 188                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 7            | 189                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 8            | 190                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 9            | 191                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 10           | 192                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 11           | 193                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 12           | 194                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 13           | 195                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 14           | 196                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 15           | 197                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 16           | 198                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 17           | 201                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 18           | 202                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 19           | 203                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 20           | 204                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 21           | 205                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 22           | 206                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 23           | 207                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 24           | 208                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 25           | 209                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 26           | 210                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 27           | 211                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 28           | 212                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 29           | 213                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| 30           | 214                 | 189.52                      |                                     | 5,458,194                                              | 3,638,796                                           |
| <b>Total</b> |                     | <b>5,685.62</b>             |                                     | <b>163,745,819</b>                                     | <b>109,163,880</b>                                  |

(\*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.)

