Alphabets of Trust

CA. Ajay Mehta B.Com. F.C.A.
Chartered Accountant

Chartered Accountant's Certificate
(For Registration of a project and subsequent withdrawal of Money)
Cost of Real Estate Project - GULMOHAR RESIDENCY

Sr.no		Particulars	Amount (Rs.) Estimated	Incurred upto 30/06/2019
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	1,00,00,000	1,00,00,000
	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.; and	-	-
		Sub- Total of Land Cost	**1,00,00,000**	**1,00,00,000**
ii.	**Development Cost/Cost of Construction :**			
	a.	(i) Estimated Cost of Construction as certified by Engineer	92,30,26,000	-
		(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)**		-
		(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.	5,91,43,000	3,99,217
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	3,95,19,479	3,95,19,479
	c.	Interest paid to financial institutions, scheduled banks, nonbanking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-	-
		Sub-Total of Development Cost	**1,02,16,88,479**	**3,99,18,696**

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

5-4-187/3 & 4, Soham Mansion, M. G. Road, SECUNDERABAD - 500 003.
27544517, 27543213 Cell : 98484 50353 E-mail : ajayca_12@yahoo.com

2	Total Estimated Cost of the Real Estate Project [1(i) + 1 (ii)] of Estimated Column		1,03,16,88,479
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Colu		4,99,18,696
4	% completion of Construction Work (as per Project Architect's Certificate)	3.91%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2) %	4.84%	
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		4,99,18,696
	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		-
7	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate		4,99,18,696

This certificate is being issued for RERA compliance for the Firm **M/s Modi Realty Mallapur(LLP)** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

Ajay Mehta
Chartered Accoutant
M.No. 035449
UDIN:19035449AAAABW8313
Date : 27/07/2019

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CA. Ajay Mehta B.Com. F.C.A.
Chartered Accountant

Alphabets of Trust

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr.no	Description	Amount in Rs as at 30/06/2019
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per Architect Certificate)	98,17,69,783
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	(i) Balance Unsold area (in sq mtrs.) (to be certified by Management and to be verified by CA from the records and books of accounts)	32,321.29
	(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	1,18,28,60,000
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	1,18,28,60,000
5	Amount to be deposited in Designated Account – 70% or 100%	82,80,02,000
	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	

This certificate is being issued for RERA compliance for the Firm **M/s Modi Realty Mallapur LLP** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

Ajay Mehta
Chartered Accoutant
M.No. 035449
UDIN:19035449AAAABW8313
Date : 27/07/2019

Alphabets of Trust

CA. Ajay Mehta B.Com. F.C.A.
Chartered Accountant

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr.no	Description	Amount in Rs as at 30/06/2019
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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	(i) Balance Unsold area (in sq mtrs.) (to be certified by Management and to be verified by CA from the records and books of accounts)	32,321.29
	(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	1,18,28,60,000
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	1,18,28,60,000
5	Amount to be deposited in Designated Account – 70% or 100%	82,80,02,000

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This certificate is being issued for RERA compliance for the Firm **M/s Modi Realty Mallapur LLP** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Ajay Mehta
Chartered Accoutant
M.No. 035449
UDIN:19035449AAAABW8313
Date : 27/07/2019

AJAY MEHTA ★ Chartered Accountant M.No.035449 ★ SECUNDERABAD

5-4-187/3 & 4, Soham Mansion, M. G. Road, SECUNDERABAD - 500 003.
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Annexure A

Statement for calculation of Receivables from the Sales of the

Unsold Inventory Valuation) Average Sales Rate upto the date of Certificate of the Residential /commercial premises Rs 36597/-per sm. (as on 30/06/2019)

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Average Sale Rate(ASR)
1	A102	126.35	46,24,000
2	A103	126.35	46,24,000
3	A105	126.35	46,24,000
4	A106	126.35	46,24,000
5	A108	126.35	46,24,000
6	A109	126.35	46,24,000
7	A209	126.35	46,24,000
8	A302	126.35	46,24,000
9	A303	126.35	46,24,000
10	A305	126.35	46,24,000
11	A306	126.35	46,24,000
12	A308	126.35	46,24,000
13	A309	126.35	46,24,000
14	A402	126.35	46,24,000
15	A403	126.35	46,24,000
16	A405	126.35	46,24,000
17	A406	126.35	46,24,000
18	A408	126.35	46,24,000
19	A409	126.35	46,24,000
20	A502	126.35	46,24,000
21	A503	126.35	46,24,000
22	A505	126.35	46,24,000
23	A506	126.35	46,24,000
24	A508	126.35	46,24,000
25	A509	126.35	46,24,000
26	A602	126.35	46,24,000
27	A603	126.35	46,24,000
28	A605	126.35	46,24,000
29	A606	126.35	46,24,000
30	A608	126.35	46,24,000
31	A609	126.35	46,24,000
32	B102	154.22	56,44,000
33	B103	154.22	56,44,000
34	B105	154.22	56,44,000

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

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Statement for calculation of Receivables from the Sales of the

Unsold Inventory Valuation) Average Sales Rate upto the date of Certificate of the
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(as on 30/06/2019)

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Average Sale Rate(ASR)
35	B106	154.22	56,44,000
36	B108	154.22	56,44,000
37	B204	154.22	56,44,000
38	B301	154.22	56,44,000
39	B302	154.22	56,44,000
40	B304	154.22	56,44,000
41	B305	154.22	56,44,000
42	B308	154.22	56,44,000
43	B402	154.22	56,44,000
44	B403	154.22	56,44,000
45	B405	154.22	56,44,000
46	B406	154.22	56,44,000
47	B408	154.22	56,44,000
48	B501	154.22	56,44,000
49	B503	154.22	56,44,000
50	B504	154.22	56,44,000
51	B506	154.22	56,44,000
52	B507	154.22	56,44,000
53	B601	154.22	56,44,000
54	B602	154.22	56,44,000
55	B604	154.22	56,44,000
56	B605	154.22	56,44,000
57	B607	154.22	56,44,000
58	B608	154.22	56,44,000
59	C102	154.22	56,44,000
60	C103	154.22	56,44,000
61	C105	154.22	56,44,000
62	C106	154.22	56,44,000
63	C204	154.22	56,44,000
64	C207	154.22	56,44,000
65	C301	154.22	56,44,000
66	C303	154.22	56,44,000
67	C304	154.22	56,44,000
68	C306	154.22	56,44,000

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Annexure A

Statement for calculation of Receivables from the Sales of the

Unsold Inventory Valuation) Average Sales Rate upto the date of Certificate of the Residential /commercial premises Rs 36597/-per sm. (as on 30/06/2019)

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Average Sale Rate(ASR)
69	C307	154.22	56,44,000
70	C402	154.22	56,44,000
71	C405	154.22	56,44,000
72	C406	154.22	56,44,000
73	C501	154.22	56,44,000
74	C502	154.22	56,44,000
75	C504	154.22	56,44,000
76	C505	154.22	56,44,000
77	C507	154.22	56,44,000
78	C601	154.22	56,44,000
79	C603	154.22	56,44,000
80	C604	154.22	56,44,000
81	C606	154.22	56,44,000
82	C607	154.22	56,44,000
83	D102	154.22	56,44,000
84	D103	154.22	56,44,000
85	D105	154.22	56,44,000
86	D106	154.22	56,44,000
87	D108	154.22	56,44,000
88	D301	154.22	56,44,000
89	D302	154.22	56,44,000
90	D304	154.22	56,44,000
91	D305	154.22	56,44,000
92	D307	154.22	56,44,000
93	D308	154.22	56,44,000
94	D402	154.22	56,44,000
95	D403	154.22	56,44,000
96	D405	154.22	56,44,000
97	D406	154.22	56,44,000
98	D408	154.22	56,44,000
99	D501	154.22	56,44,000
100	D503	154.22	56,44,000
101	D504	154.22	56,44,000
102	D506	154.22	56,44,000

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Residential /commercial premises Rs 36597/-per sm.
(as on 30/06/2019)

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Average Sale Rate(ASR)
103	D507	154.22	56,44,000
104	D601	154.22	56,44,000
105	D602	154.22	56,44,000
106	D604	154.22	56,44,000
107	D605	154.22	56,44,000
108	D607	154.22	56,44,000
109	D608	154.22	56,44,000
110	E102	154.22	56,44,000
111	E103	154.22	56,44,000
112	E105	154.22	56,44,000
113	E106	154.22	56,44,000
114	E204	154.22	56,44,000
115	E207	154.22	56,44,000
116	E301	154.22	56,44,000
117	E303	154.22	56,44,000
118	E304	154.22	56,44,000
119	E306	154.22	56,44,000
120	E307	154.22	56,44,000
121	E402	154.22	56,44,000
122	E403	154.22	56,44,000
123	E405	154.22	56,44,000
124	E406	154.22	56,44,000
125	E501	154.22	56,44,000
126	E502	154.22	56,44,000
127	E504	154.22	56,44,000
128	E505	154.22	56,44,000
129	E601	154.22	56,44,000
130	E603	154.22	56,44,000
131	E604	154.22	56,44,000
132	E606	154.22	56,44,000
133	E607	154.22	56,44,000
134	F102	126.35	46,24,000
135	F105	126.35	46,24,000
136	F106	126.35	46,24,000

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Statement for calculation of Receivables from the Sales of the

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Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Average Sale Rate(ASR)
137	F302	126.35	46,24,000
138	F303	126.35	46,24,000
139	F305	126.35	46,24,000
140	F306	126.35	46,24,000
141	F402	126.35	46,24,000
142	F403	126.35	46,24,000
143	F405	126.35	46,24,000
144	F406	126.35	46,24,000
145	F502	126.35	46,24,000
146	F503	126.35	46,24,000
147	F505	126.35	46,24,000
148	F506	126.35	46,24,000
149	F602	126.35	46,24,000
150	F603	126.35	46,24,000
151	F605	126.35	46,24,000
152	F606	126.35	46,24,000
153	G102	126.35	46,24,000
154	G103	126.35	46,24,000
155	G105	126.35	46,24,000
156	G106	126.35	46,24,000
157	G207	126.35	46,24,000
158	G301	126.35	46,24,000
159	G303	126.35	46,24,000
160	G304	126.35	46,24,000
161	G306	126.35	46,24,000
162	G307	126.35	46,24,000
163	G402	126.35	46,24,000
164	G403	126.35	46,24,000
165	G405	126.35	46,24,000
166	G406	126.35	46,24,000
167	G501	126.35	46,24,000
168	G502	126.35	46,24,000
169	G504	126.35	46,24,000
170	G505	126.35	46,24,000

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Annexure A

Statement for calculation of Receivables from the Sales of the

Unsold Inventory Valuation) Average Sales Rate upto the date of Certificate of the Residential /commercial premises Rs 36597/-per sm. (as on 30/06/2019)

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Average Sale Rate(ASR)
171	G507	126.35	46,24,000
172	G601	126.35	46,24,000
173	G603	126.35	46,24,000
174	G604	126.35	46,24,000
175	G606	126.35	46,24,000
176	G607	126.35	46,24,000
177	H102	126.35	46,24,000
178	H103	126.35	46,24,000
179	H105	126.35	46,24,000
180	H106	126.35	46,24,000
181	H204	126.35	46,24,000
182	H207	126.35	46,24,000
183	H301	126.35	46,24,000
184	H303	126.35	46,24,000
185	H304	126.35	46,24,000
186	H306	126.35	46,24,000
187	H402	126.35	46,24,000
188	H403	126.35	46,24,000
189	H405	126.35	46,24,000
190	H406	126.35	46,24,000
191	H501	126.35	46,24,000
192	H502	126.35	46,24,000
193	H504	126.35	46,24,000
194	H505	126.35	46,24,000
195	H507	126.35	46,24,000
196	H601	126.35	46,24,000
197	H603	126.35	46,24,000
198	H604	126.35	46,24,000
199	H606	126.35	46,24,000
200	H607	126.35	46,24,000
201	A202	126.35	46,24,000
202	A203	126.35	46,24,000
203	A206	126.35	46,24,000
204	A208	126.35	46,24,000

AJAY MEHTA
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M.No.235449
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Annexure A

Statement for calculation of Receivables from the Sales of the

Unsold Inventory Valuation) Average Sales Rate upto the date of Certificate of the Residential /commercial premises Rs 36597/-per sm. (as on 30/06/2019)

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Average Sale Rate(ASR)
205	B201	154.22	56,44,000
206	B203	154.22	56,44,000
207	B206	154.22	56,44,000
208	B207	154.22	56,44,000
209	C201	154.22	56,44,000
210	C202	154.22	56,44,000
211	C205	154.22	56,44,000
212	D201	154.22	56,44,000
213	D203	154.22	56,44,000
214	D204	154.22	56,44,000
215	D206	154.22	56,44,000
216	D207	154.22	56,44,000
217	E201	154.22	56,44,000
218	E202	154.22	56,44,000
219	E205	154.22	56,44,000
220	F202	126.35	46,24,000
221	F203	126.35	46,24,000
222	F205	126.35	46,24,000
223	F206	126.35	46,24,000
224	G201	126.35	46,24,000
225	G202	126.35	46,24,000
226	G204	126.35	46,24,000
227	G205	126.35	46,24,000
228	H201	126.35	46,24,000
229	H202	126.35	46,24,000
230	H205	126.35	46,24,000
		32321.29	1,18,28,60,000

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

Annexure A

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

			Sold Inventory (as on 30/06/2019)		
Sr.No	**Fla t No**	**Carpet Area (in sq mts.)**	**Unit consideration as per Agreement / Letter of Allotment**	**Received Amount**	**Balance Receivable**
1	NA	NA	NA	NA	NA
	Total	-	-	-	-