

FORM - 4
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 20.07.2024

RERA Registration Number:

P02200001781

Project Name:

BLOMDALE RESIDENCY developed by m/s Modi Realty Genome Valley I/p

Promoter Name:

MODI REALTY GENOME VALLEY LLP

Cost of Real Estate Project:

This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Telangana State Real Estate (Regulation and Development) Rules, 2017.

The Promoter in compliance with section 4(2)(I)(D), of the Real Estate (Regulation and Development) Act, 2016 has deposited 70% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder:

Designated Account Number:

Bank Name:

IFSC Code:

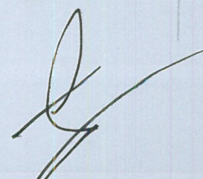
Branch Name:

We have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. _____

Sr. No.	Particulars	Estimated Cost (Rs.)	Incurred Cost (Rs.)
1 (a).	Land Cost:		
i.	The costs incurred by the promoter for acquisition of ownership and title of the land parcels proposed for the real estate project, including its lease charges, interest costs, which shall also include overhead cost, marketing and/or brokerage costs, legal cost and supervision cost.00	-	-
ii.	Any security deposits, payments payable to land owner(s) in connection with the Joint development agreement.	-	-
iii.	Amount paid for acquisition of Transferable Development Rights in accordance with applicable laws;	-	-
iv.	Consideration payable to the outgoing developer to relinquish ownership and title rights over the land parcel forming part of the real estate project;	-	-
v.	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, land/zone change conversion charges, NALA charges, any taxes in relation to the land etc.	-	-
	Sub-Total of Land Cost	-	-

ICs Waddy

APPROVED BY
30 JUL 2024



b)	Development Cost/ Cost of Construction:		
(i)	(1) Estimated Cost of Construction as certified by Engineer		
	(2) 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) as on 30.09.2023		
	(3) On-site and off-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. mobilization advances to contractors, procurement advances to vendors, construction equipment, site preparations and so on and onsite and offsite construction activities, payments/ instalments to local authority, and all other items of expenditure for the construction, marketing and sale of the project;	-	-
(ii)	Fees, Charges, Interest etc. and taxes and penalties to any competent authority or statutory or local authority of the Central or State Government under any laws or rules or regulations for the time being in force; and	-	-
(iii)	Principal sum and interest payable 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	-	-
2	Total Estimated Cost of the Real Estate Project [1(a) +1(b)] of estimated column		-
3	Total Cost Incurred of the Real Estate Project [1(a) + 1(b)] of Incurred Column.		-
4	Percentage of completion of construction work (as per Project Architect's Certificate)		0.00%
5	Proportion of the cost incurred on Land Cost to the Total Estimated Cost.		#DIV/0!
6	Proportion of the cost incurred on Construction Cost to the Total Estimated Cost.		#DIV/0!
7	Total percentage of completion of construction as per CA (i.e 3/2)		#DIV/0!
8	Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Percentage of Completion of construction (Lower of 4 & 7)		#DIV/0!
9	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		-
10	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		#DIV/0!

2 Borrowings / Mortgage Details (If Applicable)	
A. Borrowing Details 1. Name of the Lender: 2. Amount Disbursed: 3. Amount pending for disbursement from Lender: 4. Amount to be repaid to lender: B. Mortgage Details 1. Mortgaged to (Name of the Entity/ Institution) : 2. Amount Disbursed: 3. Amount pending for disbursement: 4. Amount to be repaid to lender:	BAJAJ HOUSING FINANCE PVT LTD 5,00,00,000 - 9,28,304

3 Details of transactions in the designated RERA Bank Account (include pre RERA transactions in case of ongoing projects, wherever applicable)	
a. Total number of units booked b. Total amount realized from sale of units during the quarter c. Total amount deposited into the bank out of sale proceeds during the quarter d. % of Deposit made	86 units 86,53,009 - 0.00%
Reconciliation for the Quarter a. Opening Date (Quarter Start Date) b. Opening Balance as per Bank Statement (To match with the previous quarter closing bank balance) c. Deposits during the Quarter on account of sale d. Other Deposits made (if any) e. Withdrawals during the Quarter from Sale Proceeds f. Other Withdrawals made (if any) g. Closing balance as per Bank Statement h. Closing Date (Quarter End Date)	1-Apr-2024 30-Jun-2024
Cumulative Reconciliation from the beginning of the project: a. Opening Balance of the account b. Total deposits made from the sale proceeds c. Total deposits made other than sale proceeds (if any) d. Total Withdrawals made from the sale proceeds e. Total withdrawals made other than those from sale proceeds (if any) f. Closing balance for the current quarter (a+b+c)-(d+e)	 - - - - -

This certificate is being issued for the project _____ with RERA Registration No. _____ in compliance of the provisions of section 4(2) (I) (D) of the Act and based on the records and documents produced before me and explanations provided to me by the Management of the Company.

Qualifications / Observations : If any

We hereby certify that the total amount collected / realised from the allottees on account of sale / booking of units during the quarter is Rs. _____ out of which Rs. _____ is deposited into the project designated bank account as per section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016.

Yours Faithfully,

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

Signature of the Chartered Accountant
Name: **Shyam Sunder Bajaj**
Membership Number: 238260
Address: 8-2-603/23/A/B/24, Banjara Hills,
Hyderabad, Telangana.
Contact Details: +91-9581503030
Email id: info@rsbajaj.co.in
Website Link: www.rsbajaj.co.in

(Additional Information for Projects)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred)	-
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 (to be certified by Management and to be verified by CA from the records and books of accounts)	-
	(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	-
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	-
5	Amount to be deposited in Designated Account – 70%	0.00%

Modi Reality Genome Valley LLP

Details required as per RERA rules, as on 30.06.2024

For the I Qtr - April 2024 to June 2024

Prepared by : K SRI HARI REDDY

Date:30.06.2023

Sno	Buyer Name	Flat No	Sale Consideration	Receipts 2020 -21	Receipts 2021-22	Receipts 2022-23	Receipts 2023-24	Receipts 2024-25	Total Receipts	Without GST 1% Receipts	Balance Receivable
1	Modi Properties Pvt Ltd	103	22,70,000	-	2,25,000	-	20,53,000	-	22,78,000	22,55,446	14,554
2	Modi Properties Pvt Ltd	104	22,70,000	-	2,25,000	-	20,53,000	-	22,78,000	22,55,446	14,554
3	Modi Properties Pvt Ltd	105	22,70,000	-	2,25,000	-	20,53,000	-	22,78,000	22,55,446	14,554
4	Modi Properties Pvt Ltd	106	22,70,000	-	2,25,000	-	20,53,000	-	22,78,000	22,55,446	14,554
5	Modi Properties Pvt Ltd	107	22,70,000	-	2,25,000	-	20,53,000	-	22,78,000	22,55,446	14,554
6	Mody Consultancy Services	108	26,74,000	-	-	2,25,000	24,75,470	270	27,00,740	26,74,000	-
7	Mody Consultancy Services	109	26,74,000	-	-	2,25,000	24,75,470	270	27,00,740	26,74,000	-
8	Mody Consultancy Services	110	26,74,000	-	-	2,25,000	24,75,470	270	27,00,740	26,74,000	-
9	Mody Consultancy Services	111	26,74,000	-	-	2,25,000	24,75,470	270	27,00,740	26,74,000	-
10	Mody Consultancy Services	112	26,74,000	-	-	2,25,000	24,75,470	270	27,00,740	26,74,000	-
11	Mody Consultancy Services	113	26,74,000	-	-	2,25,000	24,75,470	270	27,00,740	26,74,000	-
12	Mody Consultancy Services	114	26,74,000	-	-	2,25,000	24,75,470	270	27,00,740	26,74,000	-
13	Mody Consultancy Services	115	26,74,000	-	-	2,25,000	24,75,470	270	27,00,740	26,74,000	-
14	K. Srinivas Reddy	116	25,39,000	-	-	13,15,000	12,41,000	-	25,56,000	25,30,693	8,307
15	Naga Brunda/Ravi Shankar Chiruvolu	117	26,39,000	-	2,25,000	17,71,231	7,57,244	49,989	28,03,464	27,75,707	(1,36,707)
16	Naga Brunda/Ravi Shankar Chiruvolu	118	26,39,000	-	2,25,000	17,46,335	9,38,697	32,208	29,42,240	29,13,109	(2,74,109)
17	Thummalur Vasekumar Reddy	119	26,79,000	-	16,61,600	4,00,000	6,20,000	-	26,81,600	26,55,050	23,950
18	Bongu Raja Rao	120	26,00,000	-	20,00,116	4,99,884	1,00,000	-	26,00,000	25,74,257	25,743
19	Uppendra Sairam Singh Chowhan	121	26,50,000	-	14,22,500	6,72,500	4,13,518	-	25,08,518	24,83,681	1,66,319
20	Ragi Anitha	201	25,40,000	6,06,000	10,85,000	3,50,000	5,30,218	-	25,71,218	25,45,760	(5,760)
21	Kokkula Raju	202	25,79,000	2,25,000	12,58,000	5,50,000	1,74,688	2,30,220	24,37,908	24,13,770	1,65,230
22	Kotagiri Nagesh	203	26,79,000	-	14,84,000	5,50,000	6,77,608	-	27,11,608	26,84,760	(5,760)
23	Silver Pawar	204	25,50,000	6,05,000	2,10,000	11,79,000	5,87,318	-	25,81,318	25,55,760	(5,760)
24	Mohan Phani Kumar Janyavula	205	26,50,000	-	-	19,95,000	6,87,318	10,085	26,92,403	26,65,746	(15,746)
25	Vajjala Usha Rani	206	21,39,000	-	10,15,000	5,79,000	5,45,000	34,288	21,73,288	21,51,770	(12,770)
26	Varala Maheswari	207	31,50,000	-	-	2,25,000	3,73,000	-	5,98,000	5,92,079	25,57,921
27	Anupam Battacharya	208	29,59,000	-	-	17,53,000	12,41,408	-	29,94,408	29,64,760	(5,760)
28	Mohd .Ishaq Mohd	209	33,00,000	-	-	-	22,25,000	-	22,25,000	22,02,970	10,97,030
29	Divya Vani	210	32,89,000	-	-	-	25,000	-	25,000	24,752	32,64,248
30	Giridharan Vinod	211	31,00,000	-	-	20,80,000	3,88,818	7,080	24,75,898	24,51,384	6,48,616
31	Dutta Bala Koteswararao	212	25,79,000	8,25,000	-	-	17,85,613	-	26,10,613	25,84,765	(5,765)
32	Prabhakar Akula	214	31,50,000	-	-	15,98,500	13,51,500	2,37,318	31,87,318	31,55,760	(5,760)
33	Nilanjan Dey	216	29,59,000	-	-	15,53,000	12,06,000	2,35,408	29,94,408	29,64,760	(5,760)
34	Boda Prabhakar	218	29,19,000	-	-	22,45,000	4,74,000	2,35,000	29,54,000	29,24,752	(5,752)
35	Bongu Raja Rao	220	26,00,000	-	14,94,000	5,00,000	6,69,636	-	26,63,636	26,37,263	(37,263)
36	Prashanth Bitla	221	25,79,000	-	15,71,600	-	2,76,860	2,30,000	20,78,460	20,57,881	5,21,119
37	Anusha Keshavabhatla	222	26,39,000	-	13,20,000	6,74,000	2,49,150	1,61,850	24,05,000	23,81,188	2,57,812
38	Priya Pereira	301	27,19,000	-	15,04,000	5,60,000	6,88,008	-	27,52,008	27,24,760	(5,760)
39	M Padma Latha	302	27,50,000	-	6,40,000	14,80,000	6,88,318	-	28,08,318	27,80,513	(30,513)
40	Danish Sharma	303	28,25,000	-	15,26,996	6,05,000	5,00,000	-	26,31,996	26,05,937	2,19,063
41	David Rajesh Khanna Bandugula	304	28,00,000	-	6,50,000	14,95,000	3,78,000	2,77,000	28,00,000	27,72,277	27,723
42	BSRC Murthy	305	25,00,000	-	-	18,23,000	4,77,000	2,25,000	25,25,000	25,00,000	-
43	Preethika NK	306	26,59,000	-	15,39,100	5,60,000	3,10,000	2,45,000	26,54,100	26,27,822	31,178
44	Prabhleen Bedi	307	28,75,000	-	3,25,000	12,51,600	10,71,000	-	26,47,600	26,21,386	2,53,614
45	Akula Padma Sri	308	30,79,000	-	-	-	21,80,000	6,99,000	28,79,000	28,50,495	2,28,505
46	V Ravi Raju	311	23,88,000	-	-	23,38,000	-	-	23,38,000	23,14,851	73,149
47	Tina Agarwal	312	30,79,000	-	-	15,53,000	13,26,000	2,36,608	31,15,608	30,84,760	(5,760)
48	Purushotam Rao Jangampally	314	31,50,000	-	-	4,88,000	15,90,319	-	20,78,319	20,57,742	10,92,258
49	Kulimran Kour Bedi	316	28,75,000	-	3,25,000	12,51,541	10,71,000	-	26,47,541	26,21,328	2,53,672
50	Amol Tandan	317	29,50,000	-	-	2,95,000	3,58,500	3,00,818	9,54,318	9,44,869	20,05,131
51	Jakkani Raviteja	318	25,79,000	-	10,46,011	12,07,000	-	3,26,000	25,79,011	25,53,476	25,524
52	Ramaiah Danaboyina	320	27,50,000	-	15,35,000	12,40,000	-	8,318	27,83,318	27,55,760	(5,760)
53	Farozan F	321	28,00,000	-	25,000	25,75,000	-	2,33,818	28,33,818	28,05,760	(5,760)
54	Stanly Pereira	322	27,19,000	-	15,04,000	5,60,000	4,55,000	-	25,19,000	24,94,059	2,24,941
55	Romit Nurani	401	25,50,000	6,05,000	8,49,002	5,40,000	3,56,000	2,31,318	25,81,320	25,55,762	(5,762)
56	Nayan Shah / Namrata Shah	402	24,00,000	6,05,000	7,49,000	5,40,000	5,35,819	-	24,29,819	24,05,761	(5,761)
57	Arcot Gayathri	403	26,39,000	-	13,62,720	6,31,999	3,15,000	3,60,493	26,70,212	26,43,774	(4,774)
58	P Anitha Reddy	404	28,00,000	-	2,25,000	19,34,100	4,00,000	-	25,59,100	25,33,762	2,66,238
59	Gopal Rao Nandini Ramdas	405	26,39,000	-	8,15,000	11,79,000	6,77,208	-	26,71,208	26,44,760	(5,760)
60	S Jagannathan	406	28,25,000	-	13,98,375	8,00,000	4,23,193	2,37,500	28,59,068	28,30,760	(5,760)
61	Nikhil nitesh bagh	408	31,39,000	-	-	-	23,05,000	8,34,000	31,39,000	31,07,921	31,079
62	Johnson Wesley	410	31,39,000	-	-	-	-	25,000	25,000	24,752	31,14,248
63	Arpita Chatterjee	411	30,39,000	-	-	25,000	27,56,500	-	27,81,500	27,53,960	2,85,040
64	Penyala Laxmi Prasanna	412	25,79,000	-	-	8,85,000	14,29,424	-	23,14,424	22,91,509	2,87,491
65	Mahipal Reddy Kallem	414	27,59,000	-	-	9,16,000	16,02,000	2,36,908	27,54,908	27,27,632	31,368

69	Kavala Vishalakshi Raju	421	26,39,000	-	8,25,000	12,00,000	4,60,000	-	24,85,000	24,60,396	1,78,604
70	Kothur Aparna	422	30,00,000	-	-	14,88,000	5,12,000	-	20,00,000	19,80,198	10,19,802
71	Sudhakar Rao Avise	501	25,40,000	-	13,15,000	6,90,000	5,66,218	7,080	25,78,298	25,52,770	(12,770)
72	Narapa Raju Rasagna	502	26,39,000	-	13,20,500	6,74,000	2,49,650	-	22,44,150	22,21,931	4,17,069
73	Sumalatha Reddy	503	30,00,000	-	-	23,26,000	4,74,000	-	28,00,000	27,72,277	2,27,723
74	Tallapali Yatheesh	504	26,39,000	-	8,15,000	11,79,000	9,77,208	-	26,71,208	26,44,760	(5,760)
75	J Nishanth	506	26,39,000	-	8,15,000	6,39,000	5,40,000	4,15,000	24,09,000	23,85,149	2,53,851
76	Geetha Sahgal	508	22,22,000	-	-	-	22,27,818	-	22,27,818	22,05,760	16,240
77	Showari Edward Victoriya	510	33,00,000	-	-	-	25,062	-	25,062	24,814	32,75,186
78	Pavan Kumar A	511	30,00,000	-	-	8,85,000	12,67,024	8,83,795	30,35,819	30,05,761	(5,761)
79	Rakesh	512	27,19,000	-	6,15,000	2,70,000	16,69,000	1,50,000	27,04,000	26,77,228	41,772
80	Suniana	513	27,19,000	-	6,15,000	2,70,000	12,19,000	6,00,000	27,04,000	26,77,228	41,772
81	G. Ravi Kanth	514	32,00,000	-	-	-	30,26,000	-	30,26,000	29,96,040	2,03,960
82	Karthik Yellanki	516	30,39,000	-	-	2,25,000	26,56,000	-	28,81,000	28,52,475	1,86,525
83	J M Sharada Rathna	518	26,39,000	-	8,15,000	6,39,000	7,90,000	1,65,000	24,09,000	23,85,149	2,53,851
84	Kavala Soma Nishiitha	520	26,00,000	-	13,48,500	6,45,500	3,72,000	-	23,66,000	23,42,574	2,57,426
85	Kavala Soma Raju	521	26,39,000	-	8,25,000	12,00,000	-	-	20,25,000	20,04,950	6,34,050
86	Arkadeb Chakraborty	522	26,00,000	-	13,15,000	6,79,000	2,16,000	-	22,10,000	21,88,119	4,11,881
	Grand Total Values		23,50,43,000	34,71,000	4,49,05,654	6,50,63,190	9,05,27,450	86,53,009	21,26,20,303	21,05,15,151	2,45,27,849

Cancelled Flats

1	Royapole Srinivas	505	30,00,000	1,00,000	-	-	-	-	1,00,000	99,010	29,00,990
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Total flat	107
Sold	86
unsold	21

10/5/2022