R S BAJAJ AND ASSOCIATES
Chartered Accountants

FORM - 3

CHARTERED ACCOUTANT'S CERTIFICATE

Cost of Real Estate Project TS RERA Registration Number: P02200001781

Date: 30.06.2024

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)		12,89,45,630
	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	1,20,40,276
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	96,56,628	96,56,628
c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution on construction funding or money borrowed for construction.	84,45,285	84,45,285
	Sub-Total of Development Cost	**18,67,24,113**	**15,90,87,819**

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Hyderabad, T.S. 500034.

2	Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of Estimated Column A	23,04,06,459
3	Total Cost Incurred and paid of the Real Estate Project [1(i) + 1(ii)] of Incurred and Paid Column B.	20,27,70,165
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	88.01%
6	Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Percentage of Cost incurred and paid	20,27,70,165
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	14,73,60,601
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	5,54,09,564

<u>Details of RERA Account:</u>

Bank Name :	**IndusInd Bank**
Branch Name :	**Nariman Point**
Account No. :	**250130012074**
IFSC Code :	**INDB0000006**
Opening Balance as on 01.04.2024	-
Deposit during the period	2,20,097
Withdrawals during the period	2,20,097
Closing Balance as on 30.06.2024	-

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 **30.06.2024**.

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:13.08.2024
Doc No : 2024-25/RSB/89
UDIN No :24238260BKCSHJ8873

Additional Information

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred)	2,76,36,294
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)	2,45,27,856
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	**926** **Sq. Mtrs**
	(ii) Estimated amount of sales proceeds in respect of unbooked apartments	3,98,63,975
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	6,43,91,830
5	Amount to be deposited in Designated Account - 70%	**70.00%**

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 **30.06.2024**.

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: 13.08.2024
Doc No : 2024-25/RSB/89
UDIN No :24238260BKCSHJ8873

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 **30.06.2024** 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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Hyderabad
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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	26,74,000	-
7	109	44.10	26,74,000	26,74,000	-
8	110	44.10	26,74,000	26,74,000	-
9	111	44.10	26,74,000	26,74,000	-
10	112	44.10	26,74,000	26,74,000	-
11	113	44.10	26,74,000	26,74,000	-
12	114	44.10	26,74,000	26,74,000	-
13	115	44.10	26,74,000	26,74,000	-
14	116	44.10	25,39,000	25,30,693	8,307
15	117	44.10	26,39,000	27,75,707	(1,36,707)
16	118	44.10	26,39,000	29,13,109	(2,74,109)
17	119	44.10	26,79,000	26,55,050	23,950
18	120	44.10	26,00,000	25,74,257	25,743
19	121	44.10	26,50,000	24,83,681	1,66,319
20	201	44.10	25,40,000	25,45,760	(5,760)
21	202	44.10	25,79,000	24,13,770	1,65,230
22	203	44.10	26,79,000	26,84,760	(5,760)
23	204	44.10	25,50,000	25,55,760	(5,760)
24	205	44.10	26,50,000	26,65,746	(15,746)
25	206	44.10	21,39,000	21,51,770	(12,770)
26	207	44.10	31,50,000	5,92,079	25,57,921
27	208	44.10	29,59,000	29,64,760	(5,760)
28	209	44.10	33,00,000	22,02,970	10,97,030
29	210	44.10	32,89,000	24,752	32,64,248
30	211	44.10	31,00,000	24,51,384	6,48,616
31	212	44.10	25,79,000	25,84,765	(5,765)
32	214	44.10	31,50,000	31,55,760	(5,760)
33	216	44.10	29,59,000	29,64,760	(5,760)
34	218	44.10	29,19,000	29,24,752	(5,752)
35	220	44.10	26,00,000	26,37,263	(37,263)
36	221	44.10	25,79,000	20,57,881	5,21,119
37	222	44.10	26,39,000	23,81,188	2,57,812
38	301	44.10	27,19,000	27,24,760	(5,760)
39	302	44.10	27,50,000	27,80,513	(30,513)
40	303	44.10	28,25,000	26,05,937	2,19,063
41	304	44.10	28,00,000	27,72,277	27,723
42	305	44.10	25,00,000	25,00,000	-
43	306	44.10	26,59,000	26,27,822	31,178
44	307	44.10	28,75,000	26,21,386	2,53,614
45	308	44.10	30,79,000	28,50,495	2,28,505
46	311	44.10	23,88,000	23,14,851	73,149
47	312	44.10	30,79,000	30,84,760	(5,760)
48	314	44.10	31,50,000	20,57,742	10,92,258
49	316	44.10	28,75,000	26,21,328	2,53,672
50	317	44.10	29,50,000	9,44,869	20,05,131
51	318	44.10	25,79,000	25,53,476	25,524
52	320	44.10	27,50,000	27,55,760	(5,760)
53	321	44.10	28,00,000	28,05,760	(5,760)
54	322	44.10	27,19,000	24,94,059	2,24,941
55	401	44.10	25,50,000	25,55,762	(5,762)
56	402	44.10	24,00,000	24,05,761	(5,761)
57	403	44.10	26,39,000	26,43,774	(4,774)
58	404	44.10	28,00,000	25,33,762	2,66,238
59	405	44.10	26,39,000	26,44,760	(5,760)
60	406	44.10	28,25,000	28,30,760	(5,760)
61	408	44.10	31,39,000	31,07,921	31,079
62	410	44.10	31,39,000	24,752	31,14,248
63	411	44.10	30,39,000	27,53,960	2,85,040
64	412	44.10	25,79,000	22,91,509	2,87,491
65	414	44.10	27,59,000	27,27,632	31,368
66	416	44.10	31,39,000	29,34,653	2,04,347
67	418	44.10	26,39,000	23,85,149	2,53,851
68	420	44.10	26,39,000	26,20,008	18,992
69	421	44.10	26,39,000	24,60,396	1,78,604
70	422	44.10	30,00,000	19,80,198	10,19,802
71	501	44.10	25,40,000	25,52,770	(12,770)
72	502	44.10	26,39,000	22,21,931	4,17,069

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73	503	44.10	30,00,000	27,72,277	2,27,723
74	504	44.10	26,39,000	26,44,760	(5,760)
75	506	44.10	26,39,000	23,85,149	2,53,851
76	508	44.10	22,22,000	22,05,760	16,240
77	510	44.10	33,00,000	24,814	32,75,186
78	511	44.10	30,00,000	30,05,761	(5,761)
79	512	44.10	27,19,000	26,77,228	41,772
80	513	44.10	27,19,000	26,77,228	41,772
81	514	44.10	32,00,000	29,96,040	2,03,960
82	516	44.10	30,39,000	28,52,475	1,86,525
83	518	44.10	26,39,000	23,85,149	2,53,851
84	520	44.10	26,00,000	23,42,574	2,57,426
85	521	44.10	26,39,000	20,04,950	6,34,050
86	522	44.10	26,00,000	21,88,119	4,11,881
		-	-	-	-
Total		**3,793**	**23,50,43,000**	**21,05,15,144**	**2,45,27,856**

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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	213	44.10	18,98,285
3	215	44.10	18,98,285
4	217	44.10	18,98,285
5	219	44.10	18,98,285
6	309	44.10	18,98,285
7	310	44.10	18,98,285
8	313	44.10	18,98,285
9	315	44.10	18,98,285
10	319	44.10	18,98,285
11	407	44.10	18,98,285
12	409	44.10	18,98,285
13	413	44.10	18,98,285
14	415	44.10	18,98,285
15	417	44.10	18,98,285
16	419	44.10	18,98,285
17	507	44.10	18,98,285
18	509	44.10	18,98,285
19	515	44.10	18,98,285
20	517	44.10	18,98,285
21	519	44.10	18,98,285
Total		**926.10**	**3,98,63,974.50**

(*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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