R S BAJAJ AND ASSOCIATES
Chartered Accountants

FORM - 3

CHARTERED ACCOUTANT'S CERTIFICATE

Cost of Real Estate Project TS RERA Registration Number: P02200003053

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. (Cost of Development Agreement Registration with Landowners)	4,01,590	4,01,590
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.	-	-
	Sub-Total of Land Cost	**4,01,590**	**4,01,590**
b)	**Development Cost/ Cost of Construction:**		
a.	(i) Estimated Cost of Construction as certified by Engineer (Column A)	75,07,90,505	-
	(ii) Actual Cost of construction incurred and paid as per the books of accounts as verified by the CA (Column B)		21,87,87,527
	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.	5,00,00,000	1,34,03,833
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	1,50,00,000	1,35,53,660
c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution on construction funding or money borrowed for construction.	2,00,00,000	1,16,10,779
	Sub-Total of Development Cost	**83,57,90,505**	**25,73,55,799**

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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	**83,61,92,095**
3	Total Cost Incurred and paid of the Real Estate Project [1(i) + 1(ii)] of Incurred and Paid Column B.	**25,77,57,389**
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	**30.83%**
6	Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Percentage of Cost incurred and paid	**25,77,57,389**
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	**16,46,68,274**
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	**9,30,89,114**

Details of RERA Account:

Bank Name :	**Yes Bank**
Branch Name :	**Secunderabad**
Account No. :	**009763700002441**
IFSC Code :	**YESB0000097**
Opening Balance as on 01.04.2024	**2,35,888**
Deposit during the period	**1,57,64,431**
Withdrawals during the period	**1,57,86,911**
Closing Balance as on 30.06.2024	**2,13,408**

This certificate is being issued for the RERA Compliance for the **M/s. MODI REALTY POCHARAM LLP** and Project name **"NILGIRI HEIGHTS"** 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**
Chartered Accoutants
ICAI Firm Registration No. 107106S

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/91
UDIN No : 24238260BKCSHL3597

Additional Information

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred)	**57,84,34,707**
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)	**8,50,73,358**
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	**10,147 sq mts**
	(ii) Estimated amount of sales proceeds in respect of unbooked apartments	**55,80,87,200**
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	**64,31,60,558**
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 POCHARAM LLP** and Project name **"NILGIRI HEIGHTS"** 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 Accoutants

Place: Hyderabad
Date: 13.08.2024
DOC No : 2024-25/RSB/91
UDIN No : 24238260BKCSHL3597

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

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

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(b) 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(b)) 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. Grouping of the respective head of items for this certificate is considered as changed in the accounts provided to us.

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 enlosed herewith.

R S BAJAJ AND ASSOCIATES
FRN:0171068
Hyderabad
Chartered Accountants

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

1. Booked Inventory

Sr. No.	Block/ Type as per Form 1.	Unit/ Flat No.	Carpet Area (in sft)	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement	Received Amount (Excl. GST)	Balance Receivable
1	A	101	1350	89.47	53,69,000	31,98,580	21,70,420
	A	103	1350	89.47	66,44,000	69,09,760	(2,65,760)
2	A	107	1325	89.47	57,59,500	57,59,500	-
3	A	109	1425	89.47	56,39,000	52,55,000	3,84,000
4	A	201	1350	89.47	55,72,000	47,88,200	7,83,800
5	A	202	1380	89.47	54,77,000	45,88,999	8,88,001
6	A	203	1350	89.47	67,15,000	54,32,038	12,82,962
7	A	204	1325	89.47	53,69,000	22,02,620	31,66,380
8	A	205	1425	89.47	55,43,000	40,56,450	14,86,550
9	A	208	1425	89.47	57,81,000	48,49,873	9,31,127
10	A	209	1425	89.47	58,53,000	46,15,650	12,37,350
11	A	303	1450	89.47	62,00,000	52,09,875	9,90,125
12	A	305	1450	89.47	59,46,000	47,67,864	11,78,136
13	A	306	1425	89.47	62,86,000	51,02,300	11,83,700
14	A	308	1425	89.47	57,81,000	48,49,873	9,31,127
15	A	309	1425	89.47	63,00,000	63,52,500	(52,500)
16	A	403	1450	89.47	58,53,000	49,65,901	8,87,099
17	A	405	1425	89.47	57,29,000	46,40,070	10,88,930
18	A	407	1450	89.47	67,38,500	27,58,593	39,79,907
19	A	408	1425	89.47	57,81,000	48,49,873	9,31,127
20	A	409	1425	89.47	56,39,000	33,20,850	23,18,150
21	A	504	1450	89.47	56,39,000	24,42,300	31,96,700
22	A	505	1450	89.47	59,46,000	49,86,553	9,59,447
23	A	506	1450	89.47	62,86,000	51,02,900	11,83,100
24	A	507	1425	89.47	67,49,000	54,86,300	12,62,700
25	A	508	1425	89.47	57,81,000	46,82,450	10,98,550
26	A	509	1425	89.47	58,53,000	47,84,980	10,68,020
27	A	607	1425	59.47	69,38,500	52,69,743	16,68,757
28	A	608	1425	89.47	57,10,000	47,88,838	9,21,162
29	A	609	1425	89.47	57,10,000	43,95,900	13,14,100
30	A	703	1425	89.47	62,59,000	52,60,417	9,98,583
31	A	704	1450	89.47	57,82,000	20,92,300	36,89,700
32	A	705	1425	89.47	60,18,000	48,79,914	11,38,086
33	A	707	1425	89.47	68,94,000	58,87,140	10,06,860
34	A	708	1425	89.47	62,00,000	50,31,000	11,69,000
35	A	709	1425	89.47	59,25,000	34,15,000	25,10,000
36	A	803	1425	89.47	62,23,000	35,90,725	26,32,275
37	A	804	1425	89.47	58,53,000	34,57,960	23,95,040
38	A	808	1425	89.47	59,59,000	38,10,992	21,48,008
39	A	809	1425	89.47	59,59,000	50,02,892	9,56,108
40	A	902	1425	89.47	60,66,000	50,00,100	10,65,900
41	A	903	1425	89.47	63,30,000	52,22,403	11,07,597
42	A	908	1425	89.47	52,59,000	53,51,031	(92,031)
43	A	909	1425	89.47	59,24,000	11,13,600	48,10,400
44	A	1,001	1425	92.25	59,95,000	48,60,875	11,34,125
45	A	1,002	1425	89.19	59,95,000	48,60,850	11,34,150
46	A	1,004	1450	89.56	55,66,000	30,00,400	25,65,600
47	A	1,003	1425	89.47	73,20,000	59,60,600	13,59,400
48	A	1,009	1425	89.47	60,30,000	49,70,010	10,59,990
49	B	211	1425	90.12	64,30,000	16,93,500	47,36,500
50	B	413	1450	89.47	66,50,250	56,22,500	10,27,750
51	B	513	1425	89.47	67,30,000	20,65,000	46,65,000
52	B	514	1426	91.97	63,59,000	26,76,850	36,82,150
			-	-	-	-	-
	Total		**75,231**	**4,717**	**32,03,13,750**	**23,52,40,392**	**8,50,73,358**

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Chartered Accountants

Annexure A

2. Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the residential/ commercial premises **Rs.55,000/-** per sq. mts.)

Sr. No.	Flat/ Office No.	Carpet Area (in sq.mts.)	Estimate Amount of Sale Proceeds
1	A102	89.19	49,05,450
2	A104	89.56	49,25,800
3	A105	87.33	48,03,150
4	A106	89.84	49,41,200
5	A108	89.47	49,20,850
6	A206	89.84	49,41,200
7	A207	87.33	48,03,150
8	A307	89.84	49,41,200
9	A604	89.56	49,25,800
10	A605	89.84	49,41,200
11	A607	89.84	49,41,200
12	A904	89.56	49,25,800
13	A1005	89.84	49,41,200
14	A1006	89.84	49,41,200
15	A1007	89.84	49,41,200
16	A1008	89.47	49,20,850
17	B210	90.30	49,66,500
18	B212	87.33	48,03,150
19	B218	88.72	48,79,600
20	B219	87.33	48,03,150
21	B310	90.30	49,66,500
22	B410	90.30	49,66,500
23	B412	90.12	49,56,600
24	B414	91.97	50,58,350
25	B415	92.25	50,73,750
26	B416	89.47	49,20,850
27	B417	90.12	49,56,600
28	B418	88.72	48,79,600
29	B510	90.30	49,66,500
30	B512	90.12	49,56,600
31	B515	92.25	50,73,750
32	B516	89.47	49,20,850
33	B517	90.12	49,56,600
34	B518	88.72	48,79,600
35	B519	90.12	49,56,600
36	B610	90.30	49,66,500
37	B611	90.12	49,56,600
38	B612	90.12	49,56,600
39	B613	90.12	49,56,600
40	B615	92.25	50,73,750
41	B616	89.47	49,20,850
42	B617	90.12	49,56,600
43	B618	88.72	48,79,600

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44	B710	90.30	49,66,500
45	B711	90.12	49,56,600
46	B712	90.12	49,56,600
47	B713	89.47	49,20,850
48	B715	92.25	50,73,750
49	B716	89.47	49,20,850
50	B717	90.12	49,56,600
51	B718	88.72	48,79,600
52	B1011	90.12	49,56,600
53	B1012	90.12	49,56,600
54	B1017	90.12	49,56,600
55	B1019	90.12	49,56,600
56	B1020	90.12	49,56,600
57	C321	90.12	49,56,600
58	C323	89.84	49,41,200
59	C324	88.72	48,79,600
60	C421	90.12	49,56,600
61	C422	90.12	49,56,600
62	C423	89.84	49,41,200
63	C426	89.47	49,20,850
64	C427	89.47	49,20,850
65	C521	90.12	49,56,600
66	C522	90.12	49,56,600
67	C523	89.84	49,41,200
68	C526	89.47	49,20,850
69	C527	89.47	49,20,850
70	C621	90.12	49,56,600
71	C622	90.12	49,56,600
72	C623	89.84	49,41,200
73	C626	89.47	49,20,850
74	C627	89.47	49,20,850
75	C721	90.12	49,56,600
76	C722	90.12	49,56,600
77	C723	89.84	49,41,200
78	C726	89.47	49,20,850
79	C925	90.49	49,76,950
80	C926	89.47	49,20,850
81	C927	89.47	49,20,850
82	C1021	90.12	49,56,600
83	C1022	90.12	49,56,600
84	C1023	89.84	49,41,200
85	C1024	88.72	48,79,600
86	C1025	90.49	49,76,950
87	C1026	89.47	49,20,850
88	C1027	89.47	49,20,850
89	A 309	89.47	49,20,850
90	B 110	90.30	49,66,500
91	B 111	90.12	49,56,600
92	B 112	87.33	48,03,150
93	B 117	90.12	49,56,600
94	B 118	88.72	48,79,600

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95	B 119	87.33	48,03,150
96	B 120	90.12	49,56,600
97	B 220	90.12	49,56,600
98	B 311	90.12	49,56,600
99	B 312	90.12	49,56,600
100	B 313	89.47	49,20,850
101	B 314	91.97	50,58,350
102	B 315	92.25	50,73,750
103	B 316	89.47	49,20,850
104	B 317	90.12	49,56,600
105	B 318	88.72	48,79,600
106	C 127	89.19	49,05,450
107	C 222	90.12	49,56,600
108	C 226	89.56	49,25,800
109	C 227	89.19	49,05,450
110	C 322	90.12	49,56,600
111	C 325	90.49	49,76,950
112	C 326	89.47	49,20,850
113	C 327	89.47	49,20,850
Total		**10,147.04**	**55,80,87,200**

(*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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