

FORM - 4
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 25-01-2025

RERA Registration Number: P02200001314
Project Name: Greenwood Heights
Promoter Name: Mehta & Modi Realty Kowkur 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: Mehta & Modi Realty Kowkur LLP
Designated Account Number: 250001021950
Bank Name: Indusind Bank
IFSC Code: INDB0000006
Branch Name: Mumbai

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	-	-

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 31-03-2024		
	(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:	Bajaj housing finance ltd
	2. Amount Disbursed:	10,00,00,000
	3. Amount pending for disbursement from Lender:	8,82,59,844
	4. Amount to be repaid to lender:	1,17,40,156
	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:	-

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	56 units
	b. Total amount realized from sale of units during the quarter	75,84,250
	c. Total amount deposited into the bank out of sale proceeds during the quarter	53,08,975
	d. % of Deposit made	70.00%
	Reconciliation for the Quarter	
	a. Opening Date (Quarter Start Date)	1-Oct-2024
	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	53,08,975
	d. Other Deposits made (if any)	-
	e. Withdrawals during the Quarter from Sale Proceeds	53,08,975
	f. Other Withdrawals made (if any)	-
	g. Closing balance as per Bank Statement	-
	h. Closing Date (Quarter End Date)	31-Dec-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%

Annexure A

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

1. Sold Inventory

Sr. No.	Unit/ Flat No.	Carpet Area (in sft)	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement	Received Amount (Excl. GST)	Balance Receivable
1		-	-	-	-	-
2		-	-	-	-	-
3		-	-	-	-	-
4		-	-	-	-	-
5		-	-	-	-	-
6		-	-	-	-	-
7		-	-	-	-	-
8		-	-	-	-	-
9		-	-	-	-	-
10		-	-	-	-	-
11		-	-	-	-	-
12		-	-	-	-	-
13		-	-	-	-	-
14		-	-	-	-	-
15		-	-	-	-	-
16		-	-	-	-	-
17		-	-	-	-	-
18		-	-	-	-	-
19		-	-	-	-	-
20		-	-	-	-	-
Total		-	-	-	-	-

Annexure A

2. Unsold Inventory Valuation

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

Sr. No.	Flat No.	Carpet Area (in sft)	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1		-	-	-
2				
3				
4				
5				
6				
7				
8		-	-	-
Total		-	-	-

(*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.)

This certificate is being issued for RERA compliance for the Company _____ and is based on the records and documents produced before me and explanations provided to me by the Management of the Company.

Land Cost 01-04-2023 to 30-09-2023

Opening Balance as on 01.07.2023

Cost of Construction 01-04-2023 to

Opening Balance as on 01.07.2023

Construction

Advances given to URPL as on 30.09.2023

Ineligible GST- 31.03.2023

Ineligible GST

Site Overheads (staff cost)

Professional and Consultancy

Professional and Consultancy - Projects

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<u>30-09-2023</u>	<u>On Site Expenditure 01-04-2023 to 30-09-2023</u>
-	Opening Balance as on 01.07.2023 -
-	Site Overheads (Other than staff cost) -
-	
-	
-	
-	
-	
-	
-	-

<i>Payment of Taxes 01-04-2023 to 30-09-2023</i>		<i>Interest 01-04-2023 to 30-09-2023</i>	
<i>Opening Balance as on 01.07.2023</i>	-	<i>Opening Balance as on 01.07.2023</i>	
<i>HMDA Fees</i>	-	<i>Incurred</i>	
<i>IGBC</i>	-		

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9-2023

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