



R S BAJAJ AND ASSOCIATES

Chartered Accountants

FORM - 3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project TS RERA Registration Number: P02200003053

Date: 30.09.2025

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)		25,61,27,705
	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	1,77,61,486
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	1,50,00,000	1,35,68,060
c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution on construction funding or money borrowed for construction.	2,00,00,000	1,40,35,237
	Sub-Total of Development Cost	83,57,90,505	30,14,92,488



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8-2-603/A/B/24, Qureshi Estate,
2nd Floor, Road No. 10, Banjara Hills,
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.	30,18,94,078
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	36.10%
6	Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Percentage of Cost incurred and paid	30,18,94,078
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	21,58,80,081
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	8,60,13,998

Details of RERA Account:

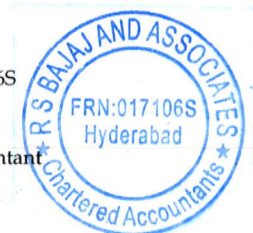
Bank Name :	Yes Bank
Branch Name :	Secunderabad
Account No. :	009763700002441
IFSC Code :	YESB0000097
Opening Balance as on 01.07.2025	25,863
Deposit during the period	1,54,38,317
Withdrawals during the period	1,53,16,972
Closing Balance as on 30.09.2025	1,47,208

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 30.09.2025

Yours Faithfully,

Place: Hyderabad
Date: 14-10-2025
DOC No : 2025-26/RSB/077
UDIN No :25238260BMLZLL4689

For R S Bajaj and Associates
Chartered Accountants
ICAI Firm Registration No. 017106S
Shyam
Sunder Bajaj
Signature of the Chartered Accountant
Name: Shyam Sunder Bajaj
Membership Number: 238260



Additional Information

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred)	53,42,98,017
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)	4,26,81,635
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	9,522 sq mts
	(ii) Estimated amount of sales proceeds in respect of unbooked apartments	52,37,29,250
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	56,64,10,885
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 30.09.2025

Yours Faithfully,

For **R S Bajaj and Associates**

ICAI Firm Registration No. 017106S

Chartered Accountants

Shyam Sunder Bajaj

Sunder Bajaj

Signature of the Chartered Accountant

Name: **Shyam Sunder Bajaj**

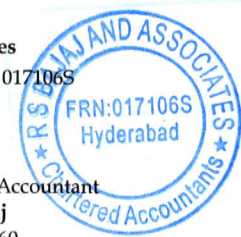
Membership Number: 238260

Place: Hyderabad

Date: 14-10-2025

DOC No : 2025-26/RSB/077

UDIN No :25238260BMLZLL4689



Notes:

- 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.
- The Estimated and actual incurred acquisition cost of land/development rights may vary. As such, the said cost of land/development rights are included for all the expenditure of this certificate.
- 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.
- The above mentioned amount of cost incurred till 30.09.2025 i.e, 1(b) is as verified from the books of accounts produced before us in electronic form.
- 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.
- 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.
- 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.
- The Annexures to this certificate are enclosed herewith.

1. Booked Inventory



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	A104	89.56	49,25,800
2	A106	89.84	49,41,200
3	A206	89.84	49,41,200
4	A307	89.84	49,41,200
5	A605	89.84	49,41,200
6	A904	89.56	49,25,800
7	A1006	89.84	49,41,200
8	A1007	89.84	49,41,200
9	A1008	89.47	49,20,850
10	B210	90.30	49,66,500
11	B212	87.33	48,03,150
12	B218	88.72	48,79,600
13	B219	87.33	48,03,150
14	B310	90.30	49,66,500
15	B410	90.30	49,66,500
16	B412	90.12	49,56,600
17	B414	91.97	50,58,350
18	B415	92.25	50,73,750
19	B416	89.47	49,20,850
20	B417	90.12	49,56,600
21	B418	88.72	48,79,600
22	B510	90.30	49,66,500
23	B512	90.12	49,56,600
24	B515	92.25	50,73,750
25	B516	89.47	49,20,850
26	B517	90.12	49,56,600
27	B518	88.72	48,79,600
28	B519	90.12	49,56,600
29	B610	90.30	49,66,500
30	B611	90.12	49,56,600
31	B612	90.12	49,56,600
32	B613	90.12	49,56,600
33	B615	90.12	49,56,600
34	B616	89.47	49,20,850
35	B617	90.12	49,56,600
36	B618	88.72	48,79,600
37	B710	90.30	49,66,500
38	B711	90.12	49,56,600
39	B712	90.12	49,56,600
40	B713	89.47	49,20,850
41	B715	92.25	50,73,750
42	B716	89.47	49,20,850
43	B717	90.12	49,56,600
44	B718	88.72	48,79,600



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
45	B1011	90.12	49,56,600
46	B1012	90.12	49,56,600
47	B1017	90.12	49,56,600
48	B1019	90.12	49,56,600
49	B1020	90.12	49,56,600
50	C321	90.12	49,56,600
51	C323	89.84	49,41,200
52	C324	88.72	48,79,600
53	C421	90.12	49,56,600
54	C422	90.12	49,56,600
55	C423	89.84	49,41,200
56	C426	89.47	49,20,850
57	C427	89.47	49,20,850
58	C521	90.12	49,56,600
59	C522	90.12	49,56,600
60	C523	89.84	49,41,200
61	C526	89.47	49,20,850
62	C527	89.47	49,20,850
63	C621	90.12	49,56,600
64	C622	90.12	49,56,600
65	C623	89.84	49,41,200
66	C626	89.47	49,20,850
67	C627	89.47	49,20,850
68	C721	90.12	49,56,600
69	C722	90.12	49,56,600
70	C723	89.84	49,41,200
71	C726	89.47	49,20,850
72	C925	90.49	49,76,950
73	C926	89.47	49,20,850
74	C927	89.47	49,20,850
75	C1021	90.12	49,56,600
76	C1022	90.12	49,56,600
77	C1023	89.84	49,41,200
78	C1024	88.72	48,79,600
79	C1025	90.49	49,76,950
80	C1026	89.47	49,20,850
81	C1027	89.47	49,20,850
82	A 309	89.47	49,20,850
83	B 110	90.30	49,66,500
84	B 111	90.12	49,56,600
85	B 112	87.33	48,03,150
86	B 117	90.12	49,56,600
87	B 118	88.72	48,79,600
88	B 119	87.33	48,03,150



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
89	B 120	90.12	49,56,600
90	B 220	90.12	49,56,600
91	B 311	90.12	49,56,600
92	B 312	90.12	49,56,600
93	B 313	89.47	49,20,850
94	B 314	91.97	50,58,350
95	B 315	92.25	50,73,750
96	B 316	89.47	49,20,850
97	B 317	90.12	49,56,600
98	B 318	88.72	48,79,600
99	C 127	89.19	49,05,450
100	C 222	90.12	49,56,600
101	C 226	89.56	49,25,800
102	C 227	89.19	49,05,450
103	C 322	90.12	49,56,600
104	C 325	90.49	49,76,950
105	C 326	89.47	49,20,850
106	C 327	89.47	49,20,850
		9,522.35	52,37,29,250
Total			

(*Note : As per Management letter and information, Actual

