

R S BAJAJ AND ASSOCIATES

Chartered Accountants

FORM - 3 CHARTERED ACCOUTANT'S CERTIFICATE Cost of Real Estate Project TS RERA Registration Number: P02200003053

Sr. No.	Particulars	Estimated	Date: 30.09.2025 Incurred & Paid
l (a).	Land Cost:	(Column A)	(Column B)
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
	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
	(2017106S) [T]		











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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:

Place: Hyderabad

DOC No: 2025-26/RSB/077

UDIN No:25238260BMLZLL4689

Date: 14-10-2025

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,

For R S Bajaj and Associates

Chartered Accoutants

ICAI Firm Registration No. 017106S

Shyam Digitally signed by Shyam Sunder Bajaj Date: 2025.10.14 12:44:38 +0530

Signature of the Chartered Accountant

AND AS.

FRN:017106S

Hyderabad

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		
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

Place: Hyderabad Date: 14-10-2025

DOC No : 2025-26/RSB/077 UDIN No :25238260BMLZLL4689 Yours Faithfully,

For R S Bajaj and Associates

NDAS

FRN:017106S

Hyderabad

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ICAI Firm Registration No. 0171065 Chartered Accountants

Shyam Digitally signed by Shyam Sunder Bajaj Date: 2025.10.14 12:45:01 +05'30'

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

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 30.09.2025 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.
- 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.

$\frac{Annexure\ A}{Statement\ for\ calculation\ of\ Receivables\ from\ the\ Sales\ of\ the\ Ongoing\ Real\ Estate\ Project}$

Sr.	Block/	Unit/	Carpet Area	Carpet Area	Unit	Received	Balance
No.	Type as per Form 1.	Flat No.	(in sft)	(in sq.mts.)	Consideration as per Agreement	Amount (Excl. GST)	Receivable
1	Α	101	1350	89.47	53,69,000	31,98,580	21,70,420
2	A	102	1380	89.47	63,97,000	67,16,850	(3,19,850)
3	A	103	1350	89.47	66,44,000	69,76,200	(3,32,200)
4	Α	105	1425	89.47	62,19,000	62,19,000	(0,02,200)
5	A	107	1325	89.47	57,59,500	57,59,500	-
6	A	108	1425	89.47	68,60,000	72,03,100	(3,43,100)
7	Α	109	1425	89.47	56,39,000	59,26,769	(2,87,769)
8	Α	201	1350	89.47	55,72,000	57,32,698	(1,60,698)
9	A	202	1380	89.47	54,77,000	52,30,739	2,46,261
10	A	203	1350	89.47	67,15,000	70,25,000	(3,10,000)
11 12	A	204	1325	89.47	53,69,000	22,02,620	31,66,380
13	A A	205 207	1425	89.47	55,43,000	40,56,450	14,86,550
14	A	207	1450 1425	89.47	40,57,500	33,57,500	7,00,000
15	A	209	1425	89.47 89.47	57,81,000	58,75,868	(94,868)
16	A	303	1450	89.47	58,53,000	55,25,650	3,27,350
17	A	305	1450	89.47 89.47	62,00,000 59,46,000	63,09,875 54,18,864	(1,09,875)
18	A	306	1425	89.47	62,86,000	60,52,300	5,27,136 2,33,700
19	A	308	1425	89.47	57,81,000	56,49,873	1,31,127
20	A	309	1425	89.47	63,00,000	63,52,500	(52,500)
21	A	403	1450	89.47	58,53,000	60,30,219	(1,77,219)
22	A	405	1425	89.47	57,29,000	51,40,070	5,88,930
23	A	408	1425	89.47	57,81,000	60,75,868	(2,94,868)
24	Α	409	1425	89.47	56,39,000	33,20,850	23,18,150
25	Α	504	1450	89.47	56,39,000	24,42,300	31,96,700
26	A	505	1450	89.47	59,46,000	62,43,300	(2,97,300)
27	A	506	1450	89.47	62,86,000	58,02,900	4,83,100
28	A	507	1425	89.47	67,49,000	69,17,830	(1,68,830)
29	A	508	1425	89.47	57,81,000	56,82,450	98,550
30	A	509	1425	89.47	58,53,000	55,84,980	2,68,020
31	A	604	1450	89.47	70,03,000	70,81,532	(78,532)
32	A	607	1425	59.47	69,38,500	73,42,882	(4,04,382)
33	A	608	1425	89.47	57,10,000	60,32,509	(3,22,509)
34	A	609	1425	89.47	57,10,000	53,74,500	3,35,500
35	A	703	1425	89.47	62,59,000	65,71,917	(3,12,917)
36	A	704	1450	89.47	57,82,000	20,92,300	36,89,700
37 38	A	705 707	1425	89.47	60,18,000	56,28,414	3,89,586
39	A A	707	1425 1425	89.47	68,94,000	70,82,590	(1,88,590)
40	A	709	1425	89.47 89.47	62,00,000	57,31,000	4,69,000
41	A	803	1425	89.47	59,25,000 62,23,000	39,50,350	19,74,650
42	A	804	1425	89.47	58,53,000	35,90,725 56,86,881	26,32,275
43	A	808	1425	89.47	59,59,000	49,45,362	1,66,119 10,13,638
44	A	809	1425	89.47	59,59,000	61,37,612	(1,78,612)
45	A	902	1425	89.47	60,66,000	60,00,100	65,900
46	A	903	1425	89.47	63,30,000	61,22,403	2,07,597
47	A	908	1425	89.47	52,59,000	63,64,950	(11,05,950)
48	Α	909	1425	89.47	59,24,000	11,13,600	48,10,400
49	Α	1,001	1425	92.25	59,95,000	57,95,025	1,99,975
50	A	1,002	1425	89.19	59,95,000	51,10,850	8,84,150
51	A	1,004	1450	89.56	55,66,000	51,00,400	4,65,600
52	Α	1,005	1450	89.56	69,70,000	62,65,050	7,04,950
53	A	1,003	1425	89.47	73,20,000	72,10,600	1,09,400
54	A	1,009	1425	89.47	60,30,000	49,70,010	10,59,990
55	В	211	1425	90.12	64,30,000	16,93,500	47,36,500
56	A	307	1450	89.34	66,50,250	66,32,500	17,750
57	В	513	1425	89.47	67,30,000	20,65,000	46,65,000
58	A	407	1426	89.47	63,59,000	26,76,850	36,82,150
otal			82,361	5,162	35,10,81,750	30,84,00,115	4,26,81,635



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 30	B610	90.30	49,66,500	
31	B611 B612	90.12	49,56,600	
32	B612 B613	90.12	49,56,600	
33	B615	90.12	49,56,600	
34	B616	90.12	49,56,600	
35	B617	89.47 90.12	49,20,850	
36	B618	88.72	49,56,600	
37	B710	90.30	48,79,600	
38	B710	90.30	49,66,500 49,56,600	
39	B711 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	49,20,830	
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 76	C1021	90.12	49,56,600	
76	C1022	90.12	49,56,600	
77 78	C1023	89.84	49,41,200	
78 79	C1024 C1025	88.72	48,79,600	
80	C1025	90.49	49,76,950	
		89.47	49,20,850	
81 82	C1027 A 309	89.47	49,20,850	
83	B 110	89.47	49,20,850	
84	B 110	90.30 90.12	49,66,500	
85	B 111		49,56,600	
86	B 117	87.33	48,03,150	
87	B 117	90.12 88.72	49,56,600	
88	B 119	87.33	48,79,600 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

