



Cost of Real Estate Project - "Silveroak Villas (27 Villas)" developed by M/s. Silver Oak Villas LLP
TSRERA Registration Number.P02200000296

Sr.No.	Particulars	Estimated Cost (Rs.)	Incurred Cost (Rs.)
1 (i).	Land Cost:		
A	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	21,770,000	21,770,000
B	Amount of TDR payable to obtain development rights if any, additional floor area through TDR if any, fungible area.	-	-
C	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.;	2,015,210	2,015,210
	Sub Total of Land Cost	23,785,210	23,785,210
1 (ii).	Development Cost/ Cost of Construction:		
A (i)	Estimated Cost of Construction as certified by Engineer as on 31.12.2019	69,710,814	-
(ii)	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 31.12.2019	-	57,816,938
(iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant 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, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered. (The On site expenditure incurred has been clubbed in clause 1(ii)(A)(ii) as above and is not separately disclosed here)	-	-
B	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority. (The expenditure related to fees incurred has been clubbed in clause 1(ii)(A)(ii) as above and is not separately disclosed here)	-	-
C	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 DEVELOPEMENT COST	69,710,814	57,816,938

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R S BAJAJ AND ASSOCIATES
CHARTERED ACCOUNTANTS



2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	93,496,024
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	81,602,148
4	% completion of Construction Work (as per Project Engineer's Certificate).	82.94%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Sr. No. 3/Sr. No. 2 %)	87.28%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. No. 2 * Sr. No. 5)	81,602,148
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statements	90,010,181
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	(8,408,033)

This certificate is being issued for RERA compliance for the Company **M/s.Silver Oak Villas LLP** for the project "**Silveroak Villas - II**" and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

For R S Bajaj and Associates
Chartered Accountants
Firm Reg. No: 017106S

(Signature)

CA Shyam Sunder Bajaj
Partner
M.No: 238260

Place: Hyderabad
Date: 10.02.2020

UDIN: 20238260AAAAAI5626



ADDITIONAL INFORMATION FOR ONGOING PROJECTS

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	11,893,876
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)	31,377,319
3 (i)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	380.00 Sq. Mtrs
(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	13,270,918
4	Estimated receivables of ongoing project. (Sum of Sr. No. 2+ Sr. No. 3(ii))	44,648,237
5	Amount to be deposited in Designated Account	70%

IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account

This certificate is being issued for RERA compliance for the Company **M/s.Silver Oak Villas LLP** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

For R S Bajaj and Associates
Chartered Accountants
Firm Reg. No: 017106S


CA Shyam Sunder Bajaj
Partner
M.No: 238260

Place: Hyderabad
Date: 10.02.2020

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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/development 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 incurred till **31.12.2019** 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 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.
- 7 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.
- 8 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.



Annexure A

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

Sold Inventory (As on 31.12.2019)

S.No.	Villa No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of allotment	Received Amount	Balance Receivable
1	69	102	4,300,000	3,454,000	846,000
2	70	190	5,800,000	3,603,000	2,197,000
3	71	102	4,300,000	2,588,000	1,712,000
4	72	102	4,300,000	2,808,000	1,492,000
5	73	190	5,800,000	3,797,572	2,002,428
6	74	190	5,800,000	3,798,000	2,002,000
7	75	102	4,300,000	2,808,000	1,492,000
8	76	190	5,800,000	3,798,000	2,002,000
9	77	190	5,700,000	4,616,000	1,084,000
10	78	102	4,200,000	3,346,000	854,000
11	79	102	4,200,000	2,516,000	1,684,000
12	80	190	5,700,000	4,616,000	1,084,000
13	81	190	5,700,000	3,679,159	2,020,841
14	83	102	3,600,000	2,873,000	727,000
15	84	102	4,300,000	2,971,000	1,329,000
16	85	190	5,800,000	3,604,000	2,196,000
17	86	102	4,300,000	3,429,000	871,000
18	87	102	4,300,000	3,848,800	451,200
19	88	102	4,300,000	3,537,150	762,850
20	89	102	4,287,500	3,444,500	843,000
21	90	190	4,700,000	3,616,000	1,084,000
22	91	102	4,200,000	3,396,000	804,000
23	92	102	5,800,000	5,947,000	(147,000)
24	93	190	5,700,000	4,616,000	1,084,000
25	94	102	4,200,000	3,300,000	900,000
Total		3,430	121,387,500	90,010,181	31,377,319



Annexure A

Unsold Inventory Valuation – Actual selling rate as on the date of
Certificate of the residential premises Rs.34923/- per sq mtr)

S.No.	Villa No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of allotment
1	82	190.00	6,635,459
2	95	190.00	6,635,459
Total		380.00	13,270,918

(*Note : As per Management information Actual Sales price per sft / per sm has been considered for unsold inventory valuation instead of Ready Reckoner Rate.)

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