

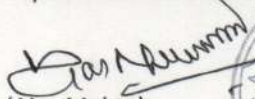
CERTIFICATE FOR WORK IN PROGRESS AS ON 31.12.2021

I, on the basis of relevant records produced and information & explanations given by the management hereby certify that **Modi Realty Pocharam LLP.**, incorporated under the LLP Act 2018 and having its registered office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G Road, Secunderabad 500 003 have incurred expenditure of **Rs. 5,11,89,066/- (Rupees Five Crore Eleven Lakhs Eighty-Nine Thousand Sixty-Six only)** as on **31-12-2021** on the housing project undertaken by the Company, named as **Nilgiri Heights** located in Survey No 27 (Part) at Pocharam Village Ghatkesar Mandal, Medchal-Malkajgiri District.

The details of the Construction expenses incurred and the Sources of Funds is as given below:

S.No.	Particulars	Cost Estimated (INR)	Revised Estimate (INR)	Amount Incurred (INR)	Yet to be incurred (INR)
1	Sanction Cost	2,01,70,502	-	1,47,75,278	53,95,224
2	Land Acquisition/JDA	60,00,000	-	60,00,000	-
3	Construction Cost	50,32,67,850	-	2,20,00,609	48,12,67,241
4	Financial Cost	1,60,57,767	-	6,18,215	1,54,39,552
5	Admin Cost	2,45,85,695	-	61,18,593	1,84,67,102
6	Re-payment-TATA Capital	5,00,00,000	-	16,76,371	4,83,23,629
	Total	62,00,81,814	-	5,11,89,066	56,88,92,748
	Source of Funds				
1	Receipts from Customers	-	-	4,15,67,346	-
2	Loan from NBFC (Tata Cap)	-	-	1,93,75,001	-
3	Promoters Contribution / Investment from Associate Company	-	-	3,02,56,195	-
	Total	-	-	9,11,98,542	-

This certificate is issued at the request of the client for the purposes of loan account review by Tata Capital Financial Services Limited and is not to be used for any other purposes.


(Ajay Mehta)
Chartered Accountant
Date: 14.01.2022
Place: Hyderabad
UDIN: 22035449AAAAAZ5931

