



M K L & COMPANY
CHARTERED ACCOUNTANTS

S-9, 2nd Floor, Coelho Apartments,
 Opp. BSNL, Near Old Bus-stand,
 Ponda Goa -403401.
 Tel: 0832-2319823; +91 9823728760.
 E-mail: mkl.goa@gmail.com

CHARTERED ACCOUNTANT'S CERTIFICATE
 (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
 Form 4 (See Rule 5 (1) (a) (ii))

Cost of Real Estate Project - Goa RERA Registration Number **PRGO05201091**

| Sr No | | Particulars | Amount Rs. | |
|-------|----|---|-------------------|-------------------|
| | | | Estimated | Incurred |
| 1 | i | Land Cost : | | |
| | a | Acquisition Cost of Land or Development Rights, lease Premium, leasehold, interest cost incurred or payable on Land Cost and legal cost | 17,000,000 | 17,000,000 |
| | b | Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfercharges, registration fees etc; and | 759,342 | 759,342 |
| | | Sub-Total of LAND COST | 17,759,342 | 17,759,342 |
| | ii | Development Cost / Cost of Construction : | | |
| | | (i) Estimated Cost of Construction as certified by Engineer | 16,100,000 | 3,400,000.00 |
| | | (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) | - | 2,677,348.00 |
| | | (iii) On-site expenditure incurred for development of project or phase of the project registered i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout road setc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. excluding cost of construction as per (i) or (ii) above | - | 208,000.00 |
| | | (iv) Off-Site expenditure incurred for development of project or phase of the project including all costs directly or indirectly incurred to complete the construction of the entire project or phase of the project registered. | - | - |

Nanded office:

SantKrupa Market, Near Bank of India,
 G.G.Road, Nanded- 431601
 Contact No: 0246-2237404;
 +91 98500 41404;
 E-mail: s_rkulkarni@rediffmail.com

Pune Office:

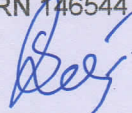
A-1, Aryan Enterprises, #2, 1st Floor,
 Anand House, Near Mutheshwar Mandir,
 249, Shaniwar Peth, Pune -411030
 Contact No: +91 99758 53621
 E-mail: ca.aslimaye@gmail.com



| | | | | | |
|---|----|--|-----------|-------------------|---------------------|
| | b. | Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority. | | 0 | 0 |
| | c. | Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction; | | - | 342,863.00 |
| | | Sub-Total of Development Cost |1(ii) | 16,100,000 | 3,228,211.00 |
| 2 | | Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column | | 33,859,342 | |
| 3 | | Total Cost Incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column | | - | 20,987,553 |
| 4 | | % completion of Construction Work(as per Project Engineer's Certificate) | | | 21.00% |
| 5 | | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %) | | | 61.98% |
| 6 | | Amount which can be withdrawn from the Designated Account Total Estimated Cost*Proportion of cost incurred (Sr. number 2 * Sr. number 5) | | | 20,987,553 |
| 7 | | Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement | | | - |
| | | Net Amount which can be withdrawn from the Designated Bank Account under this certificate | | | 20,987,553 |

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for **M/s. Deelip K. Dessai (Padma Residency)** and is based on the records and documents produced before me and explanations provided to me by the management of the Firm.

For **MKL & Company**
Chartered accountants
FRN 116544 W


(Shekhar B Marathe)
Partner



Place: Ponda
Date: 02-Sept -2020

Annexure A to Form 4

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

Sold Inventory

| Sr. No. | Row House No. | Carpet Area(in sq. mts.) | Unit Consideration as per Agreement / Letter of Allotment | Received Amount | Balance Receivable |
|---------|---------------|--------------------------|---|------------------|--------------------|
| 1 | 1 | - | NIL | NIL | Not Applicable |
| 2 | 2 | - | NIL | NIL | Not Applicable |
| 3 | 3 | - | NIL | NIL | Not Applicable |
| 4 | 4 | 103.15 | ₹ 5,000,000 | ₹ 140,000 | ₹ 4,860,000 |
| 5 | 5 | - | NIL | NIL | Not Applicable |
| 6 | 6 | - | NIL | NIL | Not Applicable |
| 7 | 7 | - | NIL | NIL | Not Applicable |
| | Total | | ₹ 5,000,000 | ₹ 140,000 | ₹ 4,860,000 |

Unsold Inventory Valuation

Ready Recknor Rate or Rate as ascertained by a registered valuer on the date of issuance of Certificate of the Residential / commercial premises : Rs. - Per Sq Mtr

| Sr. No. | Row House No. | Carpet Area | Unit Consideration as per Ready Reckoner Rate(ASR) or as ascertained by a registered valuer on the date of issuance of certificate |
|---------|---------------|--------------|--|
| 1 | 1 | 103.15 | Not applicable |
| 2 | 2 | 103.15 | Not applicable |
| 3 | 3 | 103.15 | Not applicable |
| 4 | 5 | 103.15 | Not applicable |
| 5 | 6 | 103.15 | Not applicable |
| 6 | 7 | 103.15 | Not applicable |
| | Total | 618.9 | Not applicable |

