



Plot No. 14

Shantadurga Society, Shapur,

Ponda - Goa. 403401.

SUHAS DESAI & CO.

CHARTERED ACCOUNTANTS

Ph. : +917588793386

Email: suhasdesai@rediffmail.com

Ref. No. :-

Date:-

FORM 4

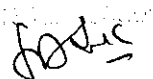
(See Rule 5(1) (a) (iii))

**CHARTERED ACCOUNTANTS CERTIFICATE
FOR REGISTRATION OF A PROJECT AND SUBSEQUENT
WITHDRAWAL OF MONEY**

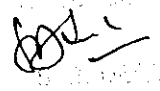
Certificate of Cost Incurred for Development of Nital Nisarg for Construction of Commerical cum residential building, swimming pool and amalgamation of properties bearing Chalta Nos.52, 53 and 68 of P.T. Sheet No.196 demarcated by its boundaries (latitude and longitude of the end points) 15°27' to the North 73°97' to the East of Aquem Margao Salcete taluka, South Goa District, PIN 403601 admeasuring 2223 sq.mts. (Amalgamated) area being developed by M/s Trimurti Real Estates, Mr. Ameet Savio Da Piedade Pinto & Mr. Sunit Jose Da Piedade Pinto.

Sr. No		Particulars	Amount (in Rs.)	
			Estimated	Incurred & Paid
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	6,05,00,000	5,25,00,000

Dr. SUHAS DESAI & CO.
Chartered Accountants


S. B. DESAI
Proprietor
M No 40338

	b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR 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.		
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NIL	NIL
	Under Rehabilitation Scheme:			
(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		NIL	NIL
(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA		NIL	NIL
	Note :(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		NIL	NIL
(iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants,			


 Date: 10/10/2023
 By: [Signature]
 M. P. [Signature]

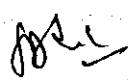
	cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost	NIL	NIL
(iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation	NIL	NIL
Sub –Total of Land Cost		6,05,00,000	5,25,00,000
ii	Development Cost/Cost of Construction:		
a(i)	Estimated Cost of Construction as certified by Engineer \	16,61,78,560	
a(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA \	NIL	11,28,52,972
	Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	NIL	NIL
a(iii)	On-site expenditure for development of entire project excluding cost of construction as per a(i) 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, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered	NIL	NIL
b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	NIL	NIL

For the purpose of the above
 Sd/-
 S. G. D. S. S.
 Director
 14/06/2008

c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	NIL	1,43,05,189
Sub- Total of Development Cost		16,61,78,560	12,71,58,161
	Total Estimated Cost of the Real Estate Project(1 (i)+1(ii) of Estimated Column-A	22,66,78,560	N.A.
	Total Cost Incurred and Paid of Real Estate Project (1 (i) +1(ii) of Incurred Column-B	N.A.	17,96,58,161
	Percentage of Completion of Construction Work (as per Project Architect's Certificate on Completion of project)	N.A.	N.A.
	Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost.(3/2)	N.A.	79.26%
	Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid(Sr.number 2 * Sr. Number 5)	NIL	17,96,58,161
Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank statement	NIL	50,02,558
	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		17,46,55,603

(Rupees Seventeen Core Forty Six Lakh Fifty Five Thousand Six Hundred Three only).

Certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for Trimurti Real Estates Pond Goa and is based on records


 S. D. DESAI
 Project
 M. No. 4208

and documents placed before me and explanations provided to me by the management of the company.

PLACE: - PONDA-GOA

DATE: 16/10/2026

FOR SUHAS DESAI & CO.
CHARTERED ACCOUNTANTS



CA. S.B.DESAI
PROPRIETOR
M.No.: 40968



UDIN: 26040968AMBMFA8184