



U S MISHRA AND ASSOCIATES
CHARTERED ACCOUNTANTS

CA. Udal Mishra

M.com, FCA, DISA, ERM,
 FAFD, ISO Lead Auditor

FORM 4

(See Rule 5 (1) (a) (ii))

CHARTERED ACCOUNTANT'S CERTIFICATE

(For Registration of a Project and subsequent withdrawal of money)

Cost of Real Estate Project Goa RERA Registration Number PRGO10221793

Sr No		Particulars	Estimated	Incurred
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	17,31,19,031	17,31,19,031
		OR		
		Valuc of Land as ascertained from ASR prepared under the provisions of the Applicable Act applicable on the date of registration real estate projector as ascertained by Registered Valuer (In case due to inheritance, gift or otherwise, is not required to incur any cost towards acquisition of ownership or title to land)		
	b.	Amount of Premium payable to obtain development rights, FAR, additional FAR, 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; and	1,29,83,943	1,29,83,943
	e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
	f.	Under Rehabilitation Scheme		
		(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		
		(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by CA)		
		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 or rent in lieu of Transit Accomodation, overheads cost.		
		(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.		
		Sub Total of Land Cost	18,61,02,974	18,61,02,974
	(ii)	Development Cost / Cost of Construction of Building:		
	a.	(i) Estimated Cost of Construction as certified by Engineer	26,25,55,774	
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by CA)		2,75,40,140
		Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
		(iii) On-site expenditure incurred for development of project or phase of the project registered i.e. salaries, consultants	5,63,20,501	3,38,23,685



		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. excluding cost of construction as per (i) or (ii) above		
		(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.		
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.		
	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.	6,94,17,464	2,62,59,600
		Sub Total of Development Cost	38,82,93,739	8,76,23,425
2		Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	57,43,96,713	
3		Total Cost incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column		27,37,26,399
4		% Completion of Construction work (as per Project Architects Certificate)		
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		47.66%
6		Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		27,37,26,399
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		6,04,18,967
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		21,33,07,432

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for HOABL LANDBUILD PRIVATE LIMITED (Formerly known as LODHA LANDBUILD INFRASTRUCTURE PRIVATE LIMITED) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For U S MISHRA AND ASSOCIATES
CHARTERED ACCOUNTANT

CA. UDAL SARDA MISHRA

Proprietor

Membership No.: - 123339

FRN No.: - 153188W

UDIN No.: - 23123339BGYMFA9855.

Place: Mumbai

Date: 16/10/2023.



Annexure A

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

Sold Inventory:

Sr No.	Plot No	Carpet Area (Sq Mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
1	3	278	1,50,46,095	75,23,047	75,23,048
2	5	285	1,44,02,906	35,79,388	1,08,23,518
3	6	285	1,44,02,906	72,02,454	72,00,452
4	7	285	1,44,02,906	72,02,454	72,00,452
5	10	285	1,42,02,906	1,05,98,672	36,04,234
6	20	285	1,54,29,990	44,39,115	1,09,90,875
7	21	285	1,50,29,990	37,19,923	1,13,10,067
8	22	285	1,50,29,990	74,77,420	75,52,570
9	23	285	1,54,29,990	1,08,00,994	46,28,996
10	24	285	1,54,29,990	78,07,712	76,22,278
11	25	285	1,12,32,906	27,80,145	84,52,761
12	26	285	1,54,29,990	58,57,497	95,72,493
13	27	285	1,54,29,990	15,27,569	1,39,02,421
14	28	292	1,60,13,885	80,00,000	80,13,885
15	153	270	1,36,44,858	67,88,318	68,56,540
	Subtotal		22,05,59,298	9,53,04,708	12,52,54,590

Unsold Inventory Valuation:

SN	Plot No	Area (in sqm)	Amount as per ASP
1	4	285	10,26,000
2	8	285	10,26,000
3	9	285	10,26,000
4	11	285	10,26,000
5	152	490	17,64,000
Subtotal			58,68,000



Note:

The unsold inventory is valued at estimated Average Selling Price (ASP) as provided by the Promoters.



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FORM 5
(See Rule 4 (2))
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)
CHARTERED ACCOUNTANT'S CERTIFICATE

GoaRERA Registration Number PRGO10221793

This certificate is being issued for RERA compliance for the "IMPERIAL GOA PHASE 2" having Goa RERA Registration Number **PRGO10221793** being developed by **HOABL LANDBUILD PRIVATE LIMITED (Formerly known as LODHA LANDBUILD INFRASTRUCTURE PRIVATE LIMITED)** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

SN	Particulars	Amount (₹)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	30,06,70,314
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)	12,52,54,590
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1,630 Sqm
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR or as ascertained by a registered valuer multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	58,68,000
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	13,11,22,590
5	Amount to be deposited in Designated Account – 70% or 100%	100%

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

The unsold inventory is valued at estimated Average Selling Price (ASP) as provided by the Promoters. This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for **HOABL LANDBUILD PRIVATE LIMITED (Formerly known as LODHA LANDBUILD INFRASTRUCTURE PRIVATE LIMITED)** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For **U S MISHRA AND ASSOCIATES**
CHARTERED ACCOUNTANT

CA. UDAL SARDA MISHRA
Proprietor
Membership No.: - 123339
FRN No.: - 153188W
UDIN No.: - 23123339BGYMFB7403.
Place: Mumbai
Date: 16/10/2023.



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