



# KOMAL K. P. ANGLE & CO.

CHARTERED ACCOUNTANTS

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## FORM 4

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

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Goa RERA Registration Number : PRGO06221676  
M/S YASH CONSTRUCTIONS : PROJECT - EVA BY YASH CONSTRUCTIONS

UP TO 31.03.2024

| Sr. No. | Particulars   | Amount (Rs.)            |                    |
|---------|---|-------------------------|--------------------|
|         |   | Estimated               | Incurred           |
| 1       | <b>i. Land Cost :</b>   |                         |                    |
|         | a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost   | 1,41,00,000             | 1,41,00,000        |
|         | OR  |                         |                    |
|         | Value of Land as ascertained from ASR prepared under the provisions of the Applicable Act applicable on the date of registration real estate project or 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)  |                         | NA                 |
|         | 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  |                         | NA                 |
|         | c. Acquisition cost of TDR (if any)   |                         | NA                 |
|         | 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   | 10,00,000               | 12,70,360          |
|         | f. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.   |                         | NA                 |
|         | g. Under Rehabilitation scheme:   |                         | NA                 |
|         | (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer   |                         | NA                 |
|         | (ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA  |                         | NA                 |
|         | <b>Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>  |                         | NA                 |
|         | (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, overhead cost,   |                         | NA                 |
|         | (iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and inproject of rehabilitation.   |                         | NA                 |
|         | <b>Sub-Total of LAND COST</b>   | <b>1(i) 1,51,00,000</b> | <b>1,53,70,360</b> |
|         | <b>ii. Development Cost / Cost of Construction :</b>  |                         |                    |
|         | a. (i) Estimated Cost of Construction as certified by Engineer  | 3,40,00,000             |                    |
|         | (ii) Actual Cost of construction incurred as per the books of account as verified by the CA   |                         | 2,08,80,641        |
|         | <b>Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>  |                         |                    |
|         | (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 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 | 20,00,000               | 18,60,836          |



|   |  |       |             |             |
|---|--|-------|-------------|-------------|
|   | (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. |       | 12,00,000   | 9,24,991    |
|   | b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.   |       | 25,00,000   | 22,83,120   |
|   | 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;                          |       |             | 0           |
|   | <b>Sub-Total of Development Cost</b>   | 1(ii) | 3,97,00,000 | 2,59,49,588 |
| 2 | <b>Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of Estimated Column</b>   |       | 5,48,00,000 |             |
| 3 | <b>Total Cost Incurred of the Real Estate Project [1(i) +1(ii)] of Incurred Column</b>   |       |             | 4,13,19,948 |
| 4 | <b>% completion of Construction Work (as per Project Architect's Certificate)</b>  |       | 80%         |             |
| 5 | <b>Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. ( 3/2 %)</b>  |       |             | 75.40%      |
| 6 | <b>Amount Which can be withdrawn from the Designated Account : Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)</b>  |       |             | 4,13,19,948 |
| 7 | <b>Less: Amount withdrawn till date of this certificate as per the Books of Account and Bank Statement</b>   |       |             | 1,51,04,050 |
| 8 | <b>Net Amount which can be withdrawn from the Designated Bank Account under this certificate</b>   |       |             | 2,62,15,897 |

(Rupees Two Crores Sixty Two Lakhs Fifteen Thousand Eight Hundred and Ninety Seven Only)

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for M/S YASH CONSTRUCTIONS, Margao, Goa for Project: EVA and is based on the records and documents produced before me and explanations provided to me by the Proprietor. All estimates are taken as certified by the Proprietor and Engineer.

Name of the Signatory : CA KOMAL KRISHNA PAI ANGLE  
Membership No: 154296  
Firm Registration No: 136267W



Full Address : M/s Komal K P Angle & Co.  
Chartered Accountants,  
SO 8 Sapana Chambers,  
A D Costa Road Margao Goa 403601

Contact No. : 9423885219  
E mail : komalangle@gmail.com

Place : Margao Goa  
Date : 25.01.2025  
UDIN: 25154296BMMIIP04702

**Note:-**

1. The Expression "incurred" would mean amount of product or service received, creating a debt in favour of a seller or supplier and shall also include the amount of product or service received against the payment.
2. All the estimates are taken as latest certified by the Proprietor/Proprietor & Engineer.
3. Details of unit, carpet areas of the apartments, Agreement Value and valuation in the Annexure forming part of this certificate are taken as per latest information provided by the promoter.
4. The figures appearing in incurred column are as per Unaudited Books of Account as on 31.03.2024 produced before us for verification