



Plot No. 14

Shantadurga Society, Shapur,

Ponda – Goa. 403401.

Ph. : +917588793386

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SUHAS DESAI & CO.

CHARTERED ACCOUNTANTS

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



	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 \	12,00,05,707	
a(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA \	NIL	9,23,30,865
	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



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	1,42,66,260
Sub- Total of Development Cost		12,00,05,707	10,65,97,125
	Total Estimated Cost of the Real Estate Project(1 (i)+1(ii) of Estimated Column-A	18,05,05,707	N.A.
	Total Cost Incurred and Paid of Real Estate Project (1 (i) +1(ii) of Incurred Column-B	N.A.	15,90,97,125
	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.	88.14%
	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	15,90,97,125
Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank statement	NIL	NIL
	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		15,90,97,125



(Rupees Fifteen Core Ninety Lakh Nity Seven Thousand One Hundred Twenty Five 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

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,		



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

PLACE: - PONDA-GOA

DATE: 09/04/2026

FOR SUHAS DESAI & CO.
CHARTERED ACCOUNTANTS



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



UDIN: 26040968WCEOTV6392