

RAMANAND GOYAL & Co.

CHARTERED ACCOUNTANTS

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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 GoaRERA Registration Number PRG001200876

Name of the project : Manglam Casa Amora - Phase III Part II

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	Particulars	Amount (Rs.)	
		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	99,223,090.26	99,223,090.26
	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	NA
	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)	NA	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	NA	NA
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA	NA
	f. Under Rehabilitation scheme:	NA	NA
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NA	NA
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NA	NA
	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, overhead 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 COST1(i).... 99,223,090.26	99,223,090.26
	ii. Development Cost / Cost of Construction :		
	a. (i) Estimated Cost of Construction as certified by Engineer	506,060,940.00	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		567,765,215.00



GST NO.-08AAOFR4354A1ZB
UAM No.- RJ17D0141788

REG. OFFICE :

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GOMTI NAGAR, LUCKNOW,
UTTAR PRADESH 226010
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	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 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		46,005,540.00
	(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.		
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc 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;		2,943,989.50
	Sub-Total of Development Cost1(ii)...	552,066,480.00
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column		651,289,570.26
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		690,506,710.76
4	% completion of Construction Work (as per Project Architect's Certificate)		-
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		106.02%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		690,506,710.76
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		677,967,950.00
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		12,538,760.76

(Rupees Eight Crores Thirty Three Lakhs Eight Four Thousands Five Hundred Forty Four Only)

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for the project **Manglam Casa Amora Phase III Part II (Manglam Build Developers Limited)** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

This certificate is being issued for the project "Manglam Casa Amora - Phase III Part II" in compliance of the provisions of section 4(2)(I)(D) of the act and is based on the records and documents produced before me and explanations provided to me by the management of the promoter and promoter shall be solely responsible for any penal liability in this respect.

To calculate the eligible amount, the limit of 70% has also been applied on the amount which has already been withdrawn from the total receipts from allottees so that the entire withdrawal is in conformity with the provisions of the Act.

The actual cost incurred till this certificate is crossed beyond 100% in comparison of estimated cost so promoter will revised the estimated cost in the rera accordingly.

For Ramanand Goyal & Co.
FRN. 002384C

CA. Punit Gupta
Membership No. : 412427
(Partner)
UDIN - 24412427BJZYT83656
Date: 08.01.2024
Place : Jaipur

