



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 PRGO10221791

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	22,47,75,806	22,47,75,806
	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)		
	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	2,15,15,149	1,68,68,420
	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	24,62,90,955	24,16,44,226
	Development Cost / Cost of Construction of Building:		
	(i) Estimated Cost of Construction as certified by Engineer	246,134,993	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by CA)		3,57,57,809
	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	6,71,58,130	4,39,16,293
		(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.	90,130,856	6,21,76,480
		Sub Total of Development Cost	40,34,23,979	14,18,50,583
2		Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	64,97,14,934	
3		Total Cost incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column		38,34,94,809
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 %)		59.03%
6		Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		38,34,94,809
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		37,22,67,729
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		1,12,27,080

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for HIOABL 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.: - 23123339BGYMEY4980.

Place: Mumbai

Date: 13/10/2023



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	18	285	1,50,29,990	75,14,995	75,14,995
2	19	285	1,54,29,990	76,37,845	77,92,145
3	47	289	1,44,05,051	1,06,95,851	37,09,200
4	48	295	1,47,08,271	72,83,297	74,24,974
5	49	302	1,64,17,550	41,37,873	1,22,79,677
6	51	308	1,65,75,000	21,13,313	1,44,61,687
7	52	303	1,51,12,562	1,12,21,078	38,91,484
8	53	300	1,47,67,463	36,54,980	1,11,12,483
9	54	299	1,63,97,780	1,21,75,350	42,22,430
10	55	299	1,51,10,417	1,03,09,795	48,00,622
11	57	300	1,64,52,622	82,25,895	82,26,727
12	58	297	37,53,584	36,54,584	99,000
13	59	285	1,44,02,906	50,84,418	93,18,488
14	60	286	1,44,53,442	1,06,98,988	37,54,454
15	61	295	1,58,75,000	52,07,647	1,06,67,353
16	64	327	1,77,33,357	88,86,478	88,46,879
17	67	318	1,72,39,778	85,76,792	86,62,986
18	68	310	1,68,01,042	41,43,408	1,26,57,634
19	69	322	1,76,59,147	1,30,68,580	45,90,567
20	70	322	1,74,59,147	1,74,59,147	-
21	71	327	1,79,34,400	-	1,79,34,400
22	72	316	1,73,30,094	1,28,67,596	44,62,498
23	73	304	70,45,434	68,45,434	2,00,000
24	74	293	1,58,68,727	1,18,37,912	40,30,815
25	75	291	1,59,59,042	1,18,49,588	41,09,454
26	76	296	1,22,58,807	14,48,000	1,08,10,807
27	77	281	1,34,10,622	50,25,652	83,84,970
28	78	252	1,30,50,262	38,12,980	92,37,282
29	79	335	1,69,29,731	71,04,283	98,25,448
30	90	455	2,27,94,112	1,69,24,628	58,69,484
31	92	280	1,47,55,780	73,78,890	73,76,890
32	93	279	1,51,00,938	1,12,50,191	38,50,747
33	97	312	1,69,10,726	84,28,126	84,82,600
34	98	314	1,56,68,464	1,47,51,348	9,17,116
35	99	314	1,56,68,464	1,47,51,348	9,17,116
36	100	314	1,54,95,464	34,51,780	1,20,43,684
37	101	314	1,33,20,410	72,72,765	60,47,645
38	102	312	1,34,10,726	46,35,958	87,74,768
39	103	312	1,69,10,726	1,25,69,939	43,40,787
40	104	314	1,70,20,410	59,05,564	1,11,14,846
41	105	314	1,70,20,410	73,12,552	97,07,858
42	109	260	1,35,97,603	26,58,332	1,09,39,271



43	111	304	1,53,63,099	1,38,03,591	15,59,508
44	112	266	1,34,42,712	1,00,82,034	33,60,678
45	113	266	1,34,42,712	99,81,215	34,61,497
46	115	313	1,69,65,569	59,20,983	1,10,44,586
47	116	265	1,31,33,149	45,00,909	86,32,240
48	117	273	1,47,71,886	75,49,115	72,22,771
49	118	270	1,44,20,027	72,10,014	72,10,013
50	119	277	1,49,91,253	74,20,670	75,70,583
51	120	285	1,54,29,990	1,05,34,919	48,95,071
52	121	273	1,45,71,886	1,08,92,486	36,79,400
53	122	241	1,30,16,939	77,62,705	52,54,234
54	126	292	1,58,13,884	1,17,81,343	40,32,541
55	127	292	1,58,63,884	39,65,971	1,18,97,913
56	128	292	1,58,13,884	1,17,41,809	40,72,075
57	129	290	1,55,34,200	1,15,51,650	39,82,550
58	132	292	1,58,63,884	35,34,031	1,23,29,853
Subtotal			88,16,84,409	47,80,66,625	40,36,17,784

Unsold Inventory Valuation:

SN	Plot No	Area (in sqm)	Amount as per ASP
1	12	285	10,26,000
2	13	285	10,26,000
3	14	300	10,80,000
4	15	298	10,72,800
5	16	298	10,72,800
6	17	300	10,80,000
7	50	308	11,08,800
8	56	387	13,93,200
9	65	395	14,22,000
10	66	335	12,06,000
11	80	268	9,64,800
12	87	323	11,62,800
13	88	344	12,38,400
14	91	430	15,48,000
15	110	304	10,94,400
16	114	304	10,94,400
17	130	290	10,44,000
Subtotal			1,96,34,400

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 PRGO10221791

This certificate is being issued for RERA compliance for the "IMPERIAL GOA PHASE 1" having Goa RERA Registration Number PRGO10221791 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)	26,62,20,125
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)	40,36,17,784
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	5,454 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	1,96,34,400
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	42,32,52,184
5	Amount to be deposited in Designated Account – 70% or 100%	70%

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.: - 23123339BGYMEZ7833.

Place: Mumbai

Date: 16/10/2023.

