

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 'Galeria Residences' as on 11/08/2025

(Villa A1,Villa A2,Villa A3, Villa A4, Villa B, Villa C1,Villa C2, Villa D)

Sr. No	Particulars	Amount (Rs)	
		Estimated	Incurred
1 (i)	<u>Land Cost:</u>		
a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, Interest cost incurred or payable on Land Cost and legal cost	2,40,78,837/-	35,00,000/-
	OR		
	Value of Land as ascertained from ASR prepared under the provisions of the Applicable Act applicable on the date of registration of 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	20,66,157/-	4,19,850/-
e	Land Premium payable as per annual Statement of rates (ASR) for redevelopment of land owned by public authorities.		
f	<u>Under Rehabilitation scheme:</u>		
f (i)	<u>Estimated construction cost of Rehab</u>		



Head Office : 202, Second Floor, Vasanta Arcade, Diego Costa Road, Comba, Margao, Goa - 403 601.
Phone : (0832) 2730639

Branch Office : C4-C, 3rd Floor, Sapana Regency, 18th June Rd., Ozari, Panaji, Goa - 403 001
Phone: (0832) 2918064
Mobile : +91 9423888064 E-mail : keni.dhumatkar@gmail.com

	building including site Development and infrastructure for the same as certified by Engineer.		
f (ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.		
	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		
f (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.		
f (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	2,61,44,994/-	39,19,850/-
1 (ii)	Development Cost / Cost of Construction:		
a (i)	Estimated Cost of Construction as certified by Engineer	6,22,36,950/-	
a (ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.		58,44,388.52/-
	Note : (for adding to total cost of Construction incurred, Minimum of (i) Or (ii) is the be considered)		
a (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.		



a(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.	8,39,219/-	13,63,810/-
c	Interest payable to Financial institutions, scheduled banks, Non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	50,00,000/-	
	Sub-Total of Development Cost	6,80,76,169/-	72,08,198.52/-
2	Total Estimated Cost of the Real Estate Project [1(i) + 1 (ii)] of Estimated Column	9,42,21,163/-	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1 (ii)] of Incurred Column		1,11,28,048.52/-
4	% completion of Construction Work (as per Project Architect's Certificate)	9.39%	
5	Proportion of the Cost incurred on land Cost and Construction Cost to the Total Estimated Cost. (3/2%)	11.81%	
6	Amount which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	1,11,28,048.52/-	
	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	NIL/-	
7	Net Amount which can be withdrawn from the Designated Bank Accounts under this certificate.	Rs. 1,11,28,048.52/-	



(Rupees One Crore Eleven Lakhs Twenty Eight Thousand Forty Eight and Paise Fifty Two Only)

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for the Firm 'Tridentia Developers' and is based on the records

and documents produced before me and explanations provided to me by the management of the Firm.

Yours Faithfully

For Keni & Dhumatkar
Chartered Accountants




Girish Keni
Partner

M.No. 031349
KND/ 148 /23-24
UDIN: 25031349BNFZNE4974

Name of the Signatory: Girish Keni

Date: 26th August 2025

Place: Margao - Goa

Full Address: 202, Vasant Arcade, Comba, Margao Goa 403601

Contact No: 9822103624

Email ID: keni.dhumatkar@gmail.com