

**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	224,775,806	224,775,806
		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	21,515,149	3,448,935
	e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
	f.	<b>Under Rehabilitation Scheme</b>		
		(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 Accommodation, 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.		
		<b>Sub Total of Land Cost</b>	<b>246,290,955</b>	<b>228,224,741</b>
	(ii)	<b>Development Cost / Cost of Construction of Building:</b>		
	a.	(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)		30,152,433
		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	15,141,542	22,711,304

		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		
		(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	21,339,053
		<b>Sub Total of Development Cost</b>	<b>351,407,391</b>	<b>74,202,790</b>
2		<b>Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column</b>	<b>597,698,346</b>	
3		<b>Total Cost incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column</b>		<b>302,427,531</b>
4		<b>% Completion of Construction work (as per Project Architects Certificate)</b>		
5		<b>Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)</b>		<b>50.60%</b>
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>		<b>302,427,531</b>
7		<b>Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement</b>		<b>258,069,000</b>
8		<b>Net Amount which can be withdrawn from the Designated Bank Account under this certificate</b>		<b>44,358,531</b>

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for Impactum Lands 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 CHIRAG SARVAIYA & Co.**  
Chartered Accountants  
Firm Registration No.: 153081W

*Chirag Sarvaiya*

**Proprietor**  
Membership No.: 128378  
UDIN: 23128378BGVJZN8120



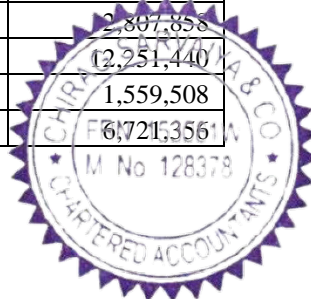
**Place: Mumbai**  
**Date: September 07, 2023**  
**Contact No: 9769912331**  
**Email: [office@sarvaiya.in](mailto:office@sarvaiya.in)**  
**Address: D/601, Modi Park, Iraniwadi, Road no 3, Kandivali (W). Mumbai – 400067.**

**Annexure A**

**Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project**

**Sold Inventory:**

SN	Plot No.	Area (Sqm)	Consideration Value	Amount Received	Balance Receivable
1	18	285	15,029,990	7,514,995	7,514,995
2	19	285	15,429,990	3,818,923	11,611,067
3	47	289	14,405,051	3,565,250	10,839,801
4	48	295	14,708,271	7,283,297	7,424,974
5	49	302	16,417,550	-	16,417,550
6	51	308	16,575,000	-	16,575,000
7	52	303	15,112,562	7,480,718	7,631,844
8	53	300	14,767,463	3,654,980	11,112,483
9	54	299	16,397,780	8,116,900	8,280,880
10	55	299	15,110,417	7,532,191	7,578,226
11	57	300	16,452,622	8,225,895	8,226,727
12	59	285	14,402,906	5,084,418	9,318,488
13	60	286	14,453,442	3,577,227	10,876,215
14	61	295	15,875,000	-	15,875,000
15	64	327	17,733,357	8,886,478	8,846,879
16	67	318	17,239,778	8,576,792	8,662,986
17	68	310	16,801,042	3,343,408	13,457,634
18	69	322	17,659,147	8,697,941	8,961,206
19	70	322	17,459,147	8,642,278	8,816,869
20	71	327	17,934,400	-	17,934,400
21	72	316	17,330,094	8,578,397	8,751,697
22	74	293	15,868,727	7,910,402	7,958,325
23	75	291	15,959,042	3,949,862	12,009,180
24	76	296	12,258,807	1,448,000	10,810,807
25	77	281	13,410,622	3,525,652	9,884,970
26	78	252	13,050,262	2,610,052	10,440,210
27	79	335	16,929,731	4,134,283	12,795,448
28	90	455	22,794,112	16,924,628	5,869,484
29	92	280	14,755,780	7,378,890	7,376,890
30	93	279	15,100,938	7,512,709	7,588,229
31	97	312	16,910,726	8,428,126	8,482,600
32	98	314	15,668,464	7,834,232	7,834,232
33	99	314	15,668,464	7,834,232	7,834,232
34	100	314	15,495,464	3,451,780	12,043,684
35	101	314	13,320,410	4,626,382	8,694,028
36	102	312	13,410,726	4,635,958	8,774,768
37	103	312	16,910,726	5,855,574	11,055,152
38	104	314	17,020,410	5,905,564	11,114,846
39	105	314	17,020,410	4,212,552	12,807,858
40	109	260	13,597,603	1,346,163	12,251,440
41	111	304	15,363,099	13,803,591	1,559,508
42	112	266	13,442,712	6,721,356	6,721,356



SN	Plot No.	Area (Sqm)	Consideration Value	Amount Received	Balance Receivable
43	113	266	13,442,712	6,654,143	6,788,569
44	115	313	16,965,569	1,679,591	15,285,978
45	116	265	13,133,149	3,250,454	9,882,695
46	117	273	14,771,886	3,856,143	10,915,743
47	118	270	14,420,027	7,210,014	7,210,013
48	119	277	14,991,253	3,710,335	11,280,918
49	120	285	15,429,990	3,819,923	11,610,067
50	121	273	14,571,886	3,606,542	10,965,344
51	122	241	13,016,939	3,254,235	9,762,704
52	126	292	15,813,884	11,781,343	4,032,541
53	127	292	15,863,884	3,965,971	11,897,913
54	128	292	15,813,884	11,741,809	4,072,075
55	129	290	15,534,200	11,551,650	3,982,550
56	132	292	15,863,884	3,534,031	12,329,853
	<b>Total</b>	<b>16,706</b>	<b>870,885,391</b>	<b>322,246,260</b>	<b>548,639,131</b>

**Unsold Inventory Valuation:**

SN	Plot No.	Area (Sqm)	Unsold Unit as per ASP
1	12	285	1,026,000
2	13	285	1,026,000
3	14	300	1,080,000
4	15	298	1,072,800
5	16	298	1,072,800
6	17	300	1,080,000
7	50	308	1,108,800
8	56	387	1,393,200
9	58	297	1,069,200
10	65	395	1,422,000
11	66	335	1,206,000
12	73	304	1,094,400
13	80	268	964,800
14	87	323	1,162,800
15	88	344	1,238,400
16	91	430	1,548,000
17	110	304	1,094,400
18	114	304	1,094,400
19	130	290	1,044,000
	<b>Total</b>	<b>6,055</b>	<b>21,798,000</b>

**Note:**

The unsold inventory is valued at estimated Average Selling Price (ASP) as provided by the Promoters.

