

REGE KUNKOLIENKAR & ANGLE

CHARTERED ACCOUNTANTS

101, C.D. Blue Chip, Pajifond, Margao, Goa-403601

E-mail ID: caatriangle@gmail.com

Contact No.: 2736907/ 2712199/ 9890358350



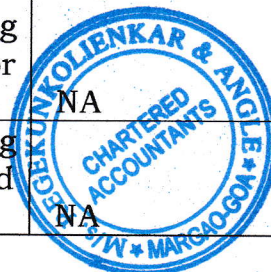
FORM-4

(See Rule 5 (1) (a) (ii))

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head) (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project GOARERA Registration Number (PRGO072
422331 as on 30/06/2025

Sr. No.	Particular	Amount (Rs.)	
		Estimated	Incurred
1. i. a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	2,88,00,000/-	2,88,00,000/-
	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	1,34,31,000/-	1,34,31,000/-
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;	20,28,000/-	20,28,000/-
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:		
	(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



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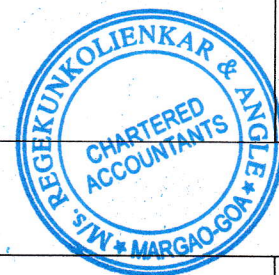
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	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
	(iii) Cost towards clearance of land of all or any Encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	NA	NA
	(vi) 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.	NA	NA
	Sub-Total of LAND COST	4,42,59,000/-	4,42,59,000/-

Sr. No.	Particular	Amount (Rs.)	
		Estimated	Incurred
1.ii	Development Cost/Cost of Construction:		
a.	(i) Estimated Cost of Construction as certified by Engineer	17,76,10,346/-	2,24,42,830/-
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		23197323/-
	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	78,98,500/-	NA
	(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	NA	NA
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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 :	NA	NA
	Sub-Total of Development Cost	18,55,08,846/-	23197323

2	Total Estimated Cost of the Real Estate Project [1(i) 1 (ii)] of Estimated Column	22,97,67,846/-	
3	Total Cost Incurred of the Real Estate Project [1(i) 1 (ii)] of Incurred Column	6,74,56323/-	
4	% completion of Construction Work (As per Project Architect's Certificate)	11%	0
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	29.35%%	
6.	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	67436862 /-	
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	1,14,17,835	
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	5,60,190,27	

(Rupees FIVE CRORES SIXTY LAKHS NINTIN THOUSAND TWENTY SEVEN Only)



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This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for **M/S CITYSCAPE DEVELOPERS** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

(Signature and Stamp / Seal of the Signatory CA)

Name of Signatory : ATRINANDAN K PAI ANGLE

Membership Number : 106300

Date : 25/07/2025

Place : MARGAO

Full Address : OFFICE NO. 101, FIRST FLOOR, CD BLUE CHIP BUILDING, PAJIFOND, MARGAO, GOA - 403601.

Contact No : 9890358350

Email : caatriangle@gmail.com

Udin : 25106300BMKTLD6024

Note:-

1. The Expression "incurred" would mean amount of product or service received, creating a debt in favour of a seller or supplier and shall also include the amount of product or service received against the payment.

2. With respect to an On going Project, at the time of registration of the Real Estate Project, the Estimated Land Cost and Development Cost/ Cost of Construction to be certified shall be for the cost of the real estate project, since its inception and not the balance Estimated Land Cost and Development Cost/ Cost of Construction to complete

the project. That is, the total Incurred Cost of the Real Estate Project shall be the aggregate of the Incurred Land Cost and

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Development Cost/ Cost of Construction of the project, since its inception till the date of the issuance of the certificate and the estimate Land Cost and Development Cost/ Cost of Construction shall be for the entire project from the inception till completion.

3. Development cost/ cost of construction of project should not include marketing and brokerage expenses towards sale of apartments. Such expenses though project cost, should not be borne from the amount that is required to be deposited in the designated separate account.



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Annexure A

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

Sold Inventory

UPPER CREST					
SR.NO	UNIT NO	TYPE OF UNIT	CARPET AREA (in sq. mts.)	RR RATE PER SQ. MTR	UNIT CONSIDERATION AS PER READY RECKONER RATE
1	302	3BHK	91.36	110000	10049600
2	502	3BHK	91.36	110000	10049600
3	503	3BHK	91.36	110000	10049600
4	701	3BHK	91.36	110000	10049600
5	702	3BHK	91.36	110000	10049600
6	703	3BHK	91.36	110000	10049600
		TOTAL	548.34		60297600

(Unsold Inventory Valuation)

Ready reckoner Rate as on the date of Certificate of the Residential is Rs. 1,10,000/-Per. sqm.

UPPER CREST					
SR.NO	UNIT NO	TYPE OF UNIT	CARPET AREA (in sq. mts.)	RR RATE PER SQ. MTR	UNIT CONSIDERATION AS PER READY RECKONER RATE
1	101	3BHK	91.36	110000	10049600
2	102	3BHK	91.36	110000	10049600
3	103	3BHK	91.36	110000	10049600
4	104	3BHK	91.36	110000	10049600
5	201	3BHK	91.36	110000	10049600
6	202	3BHK	91.36	110000	10049600
7	203	3BHK	91.36	110000	10049600

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8	204	3BHK	91.36	110000	10049600
9	205	3BHK	92.48	110000	10172800
10	301	3BHK	91.36	110000	10049600
11	303	3BHK	91.36	110000	10049600
12	304	3BHK	91.36	110000	10049600
13	305	3BHK	92.48	110000	10172800
14	401	3BHK	91.36	110000	10049600
15	402	3BHK	91.36	110000	10049600
16	403	3BHK	91.36	110000	10049600
17	404	3BHK	91.36	110000	10049600
18	405	3BHK	92.48	110000	10172800
19	501	3BHK	91.36	110000	10049600
20	504	3BHK	91.36	110000	10049600
21	505	3BHK	92.48	110000	10172800
22	601	3BHK	91.36	110000	10049600
23	602	3BHK	91.36	110000	10049600
24	603	3BHK	91.36	110000	10049600
25	604	3BHK	91.36	110000	10049600
26	704	3BHK	91.36	110000	10049600
27	801	3BHK	91.36	110000	10049600
28	802	3BHK	91.36	110000	10049600
29	803	3BHK	91.36	110000	10049600
30	804	3BHK	91.36	110000	10049600
		TOTAL	2745.28		₹30,19,80,800.00

