

R M NAIK & CO
CHARTERED ACCOUNTANTS
MELQUIDUES BUILDING, 2ND FLOOR,
BLOCK NO. 2,
VASCO DA GAMA – 403802
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Tel:- +919923144628, +919422442347

FORM 4

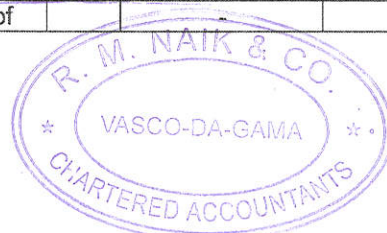
(See Rule 5 (1) (a) (ii))

CHARTERED ACCOUNTANT'S CERTIFICATE

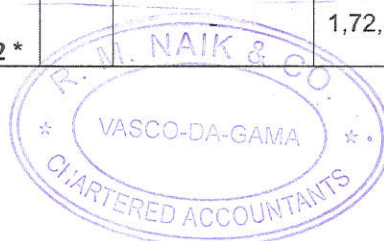
1. (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Goa RERA Registration Number PRGO05201102

Sr. No		Particulars	Amount	
			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	40678741	56,26,538
		OR		
		Value of land as ascertained from ASR prepared under the provision 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 the land).	-	-
	b.	Amount of premium payable to obtain development rights FAR, additional FAR, fungible area, and any other incentive under DCR from Local Authority to 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	-	-
	f.	Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-	-
	g.	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		-

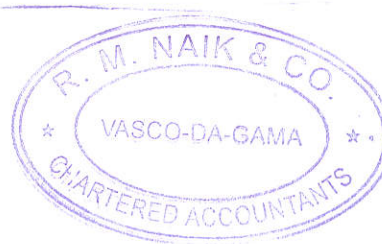


			all or any encumbrance including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of transit accommodation, overhead cost.			
			(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authority towards and in project of rehabilitation		-	-
			Sub-Total of LAND COST	1 (i) ...	406,78,741	56,26,538
	ii.		Development Cost/Cost of Construction:			
		a	(i) Estimated cost of construction as certified by engineer		7,74,21,259	-
			(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		-	76,21,519
			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, consultant's fees, site overheads, development works cost of services (including water, electricity, sewage, drainage layout roads, etc.), cost of machinery 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. to any statutory authority		66,00,000	40,00,000
		c.	Principal sum and interest payable to financial institution (NCFC) or money lenders on construction funding or money borrowed for construction			
			Sub – Total of Development Cost	1 (ii) ...		1,16,21,519
2			Total estimated cost of the real estate project [1(i) + 1(ii)] of estimated column		12,47,00,000	-
3			Total cost incurred of the real estate project [1(i) + 1(ii)] of incurred column		-	1,72,48,057
4			% completion of construction work (as per project Architect's Certificate)		-	13.83%
5			Proportion of the cost incurred on land cost and construction cost to the total estimated cost (3/2 %)		-	13.83%
6			Amount which can be withdrawn from the designated account total estimated cost * proportion of cost incurred (sr. number 2 * 4)			1,72,48,057



		sr. number 5)			
7		Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statements		-	Nil
8		Net amount which can be withdrawn from the designated bank account under this certificate.		-	1,72,48,057

(Rupees One Crores Seventy Two Lakhs Forty Eight Thousands Fifty Seven Only)This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 **M/S. GREEN EARTH BUILDERS AND DEVELOPERS**, (Promoter Cum Developoer) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.



For R M NAIK & CO.
Chartered Accountants
FRN: 106817W

Ramkrishna
Madhav Naik
(RAMKRISHNA M NAIK)
(Proprietor)
(Membership No. 036091)

Place: Vasco Da Gama, Goa

Date: 04th March 2023
Certificate No 04 /2022-23
UDIN:- 23036091BGXTMF4626

Place: Vasco Da Gama , Goa

Date: Date: 04th March 2023

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 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.

Annexure A

Statement for calculation of Receivables from the Sales of the On-going Real Estate Project

Sold Inventory

Sr. No	Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
			NO Sales Yet		

(Unsold Inventory Valuation)

Ready Reckoner Rate or Rate as ascertained by a registered valuer on the date of issuance of Certificate of the Residential: and commercial area Per Sq mt.

(Amount in Rs)

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Ready Reckowner Rate(ASR) or as ascertained by a registered valuer on the date of issuance of certificate
1	F-102	35.3	3013500
2	F-103	60.16	5595500
3	F-204	60.16	5580000
4	F-301	58.32	5402500
5	F-302	35.88	3490000
6	F-303	61.025	5355500
7	F-401	58.32	5402500
8	F-402	35.88	3490000
9	F-403	61.025	5355500
10	F-501	58.32	5402500
11	F-502	35.88	3490000
12	F-504	60.16	5580000
13	F-603	61.025	5355500



14	F-604	60.16	5580000
15	F-701	58.32	5402500
16	F-702	35.88	3490000
17	F-703	61.025	5355500
18	F-704	60.16	5580000
19	F-801	58.32	5402500
20	F-803	61.025	5355500
	Total		98679000

