



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 'Tridentia Panache Phase I' as on 20/05/2023

(Block 'A', Block 'B', Block 'C', Block 'D' & Block 'E')

Rera Registration No. PRG005180416

Sr. No	Particulars	Amount (Rs) Estimation of all 5 Blocks	
		Estimated	Incurred
1 (i)	Land Cost:		
a	Acquisition Cost of Land or Development	1,55,36,000	1,55,36,000
	Rights, lease Premium, lease rent, Interest cost incurred or payable on Land Cost and legal cost		
	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	7,33,760	7,33,760
e	Land Premium payable as per annual Statement of rates (ASR) for redevelopment of land owned by public authorities.		
f	Under Rehabilitation scheme:		
f (i)	Estimated construction cost of Rehab building including site Development and infrastructure for the Engineer.		
f (ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.		



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	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	5,03,00,000	35654996.39
f (iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any		
	Sub-Total of LAND COST	66569760	51924756.39
1 (ii)	Development Cost / Cost of Construction:		
a (i)	Estimated Cost of Construction as certified by Engineer (Revised estimated cost as certified by Engineer on 20/05/2023)	1,27,04,27,840	
a (ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.		1,11,65,04,527
	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 Development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.) cost Hire and maintenance costs, consumables etc. excluding cost of construction as per (i) or (ii) above. Note: Included in estimated cost of construction certified by Engineer		
a(iv)	Off-site expenditure incurred for development of project or phase of the project including all costs		
b	Payment of Taxes, cess, fees, charges, Premiums, interest etc to any statutory Authority.	7,40,67,889	62493617
c	Interest payable to Financial institutions, scheduled banks, Non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	20,00,00,000	30093882
	Sub-Total of Development Cost	1,54,44,95,729	1,20,90,92,026
2	Total Estimated Cost of the Real Estate Project [1(i) + 1 (ii)] of Estimated Column	1,61,10,65,489	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1 (ii)] of Incurred Column		1,26,10,16,783
4	% completion of Construction Work (as per Project Architect's Certificate)	78.28%	
5	Proportion of the Cost incurred on land Cost and Construction Cost to the Total Estimated Cost.	78.27%	



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CONTINUATION SHEET

6	Amount which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	1,26,10,16,783
	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	1029975817
7	Net Amount which can be withdrawn from the Designated Bank Accounts under this certificate.	231040965/- Please see not ebelow for withdrawal limit

(Rupees Twenty Three Crore Ten Lakhs Forty Thousand Nine Hundred and Sixty Five Only)

This certificate is being issued to comply under the Real Estate (Regulation and Development) Act 2016 for the Firm 'Tridentia Developers' and is based on the records and documents produced before us and explanations provided to us by the management of the Firm. Since the Developers have already completed Block 'A', 'B' & 'C' of the said project and obtained completion certificate on 5th February 2019 and Occupancy certificate on 7th June 2019 for Block 'A' & 'B' and obtained completion certificate on 4th January 2023 and Occupancy certificate on 13th February 2023 for Block 'C', they are now eligible to withdraw only Rs. 15,61,09,549/- as on date which are receipts of Block 'D' & 'E' of the said Project.

Yours Faithfully

For Keni & Dhumatkar
Chartered Accountants
Registration No. 118141W



CA Girish Keni
Partner
M. No. 031349

UDIN: 23031349BGYTIY8471

Name of the Signatory: Mr. Girish Keni

Date: 24th May 2023

Place: Margao - Goa

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