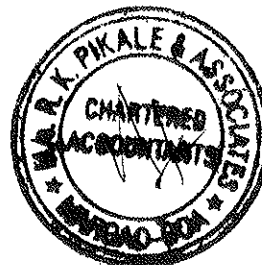


**FORM-4**  
 (See Rule 5 (1) (a) (ii))

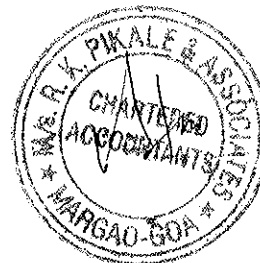
**CHARTERED ACCOUNTANT'S CERTIFICATE**  
 (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

**Cost of Real Estate Project GOA RERA Registration Number PRGO08201177**

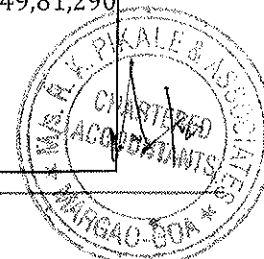
Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
1	<b><u>Land Cost :</u></b>		
	a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	33,70,515	33,70,515
	OR		
	Value of Land as ascertained from ASR prepared under 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)	NIL	NIL
	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	NIL	NIL
c. Acquisition cost of TDR (if any)	NIL	NIL	
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	2,36,958	2,36,958	



f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NIL	NIL
g.	Under Rehabilitation scheme:		
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NIL	NIL
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NIL	NIL
	<b>Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>	NIL	NIL
	(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,	NIL	NIL
	(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.	NIL	NIL
	<b>Sub-Total of LAND COST 1(i)</b>	36,07,472	36,07,472



	ii.	<b>Development Cost / Cost of Construction:</b>		
	a.	(i) Estimated Cost of Construction as certified by Engineer	2,72,61,852	
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		
		<b>Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>		
		(ii) 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	6,93,360	5,095
		(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.	3,46,000	70,073
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	9,90,249	3,19,392
	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;		
		<b>Sub-Total of Development Cost 1(ii)</b>	<b>2,92,91,461</b>	<b>13,73,818</b>
2		<b>Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column</b>	3,28,98,933	
3		<b>Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column</b>		49,81,290
4		<b>% completion of Construction Work (as per Project Architect's Certificate)</b>		Annex
5		<b>Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. ( 3/2 %)</b>		15.14%
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>		49,81,290



**R.K.PIKALE & ASSOCIATES**  
**CHARTERED ACCOUNTANTS**

206/207,2nd FLOOR, LAKE PLAZA,  
OPP. NEHRU STADIUM,  
FATORDA, MARGAO - GOA.  
TEL.: 2743277/9834580095  
E-mail : rkpikalenass@gmail.com

7		<b>Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement</b>		
8		<b>Net Amount which can be withdrawn from the Designated Bank Account under this certificate</b>		49,81,290

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for ARNIVIA BUILDCON PRIVATE LIMITED - Project Hillside Estate-Phase-I Building B and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

**For R.K Pikale & Associates**  
**Chartered Accountants**

**E.R. No. 127641W**



**Yash Kumar Paliwal**  
**Partner**

**Mem No. 438038**

**UDIN: 25438038BMIODU7076**

**Date: - 04/06/2025**  
**Place: - Margao Goa**

## Annexure A

### Statement for calculation of Receivables from the Sales of the Ongoing 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
					NIL
					-

### (Unsold Inventory Valuation)

Ready Recknor Rate or Rate as ascertained by a registered valuer on the date of issuance of Certificate of the Residential / commercial premises : Rs. 68,000/-per sqm

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Ready Reckoner Rate(ASR) or as ascertained by a registered valuer on the date of issuance of certificate
As per Annexure B		693.36	4,71,48,480.00
<b>TOTAL</b>		<b>693.36</b>	<b>4,71,48,480.00</b>



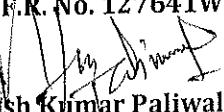
**FORM-5**  
**See Rule 4 (2)**

**(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)**  
**CHARTERED ACCOUNTANT'S CERTIFICATE**  
**Goa RERA Registration Number: PRGO08201177**

Sr. No.	Particulars	Amount (Rs.)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	2,79,17,643
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	NIL
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	693.36 sqm
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR or as ascertained by a registered valuer multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	4,71,48,480
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	4,71,48,480
5	Amount to be deposited in Designated Account – 70% or 100%	70%

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for ARNIVIA BUILDCON PRIVATE LIMITED – Project Hillside Estate-Phase-I Building B and is based on the records and documents produced before me and explanation provided to me by the management of the Company.

Date: - 04/06/2025  
Place: - Margao Goa

For R.K.Pikale & Associates  
Chartered Accountants  
F.R. No. 127641W  
  
Yash Kumar Paliwal  
Partner  
Mem No. 438038  
UDIN: 25438038BMIODU7076

Sr. No.	Unit No.	Floor	Carpet Area(m <sup>2</sup> )	Value (Rs.)
1	B-004	Ground Floor	42.91	2,917,880
2	B-005	Ground Floor	42.91	2,917,880
3	B-006	Ground Floor	29.69	2,018,920
4	B-101	1st Floor	42.91	2,917,880
5	B-102	1st Floor	42.91	2,917,880
6	B-103	1st Floor	29.79	2,025,720
7	B-104	1st Floor	42.91	2,917,880
8	B-105	1st Floor	42.91	2,917,880
9	B-106	1st Floor	29.69	2,018,920
10	B-201	2nd Floor	42.91	2,917,880
11	B-202	2nd Floor	42.91	2,917,880
12	B-203	2nd Floor	29.79	2,025,720
13	B-204	2nd Floor	42.91	2,917,880
14	B-205	2nd Floor	42.91	2,917,880
15	B-206	2nd Floor	29.69	2,018,920
16	B-301	3rd Floor	42.91	2,917,880
17	B-302	3rd Floor	42.91	2,917,880
18	B-303	3rd Floor	29.79	2,025,720
				47,148,480

