

FORM-4
(See Rule 5 (1) (a) (ii))
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Cost of Real Estate Project VIVENDA DE RIBANDAR BY VASTU -GOA RERA Registration Number PRG010242230

Sr.	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	74,50,000.00	20,00,000.00
	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	NA	NA
	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;	5,23,000.00	5,23,000.00
	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
	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	79,73,000.00	25,23,000.00
Sr. No.	Particular	Amount (Rs.)	
		Estimated	Incurred
1. ii.	Development Cost/Cost of Construction:		
	a.i. Estimated Cost of Construction as certified by Engineer	1,90,00,000.00	
	a.ii. Actual Cost of construction incurred as per the books of accounts as verified by the CA		82,83,332.00
	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		



a.iii.	On-site expenditure for development of entire project excluding cost of construction as per		
	(i) or (ii) above, 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. All costs directly incurred to complete the construction of the entire phase of the project registered.	21,86,500.00	13,81,488.00
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	12,30,500.00	10,22,654.00
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	2,24,17,000.00	1,06,87,474.00
2	Total Estimated Cost of the Real Estate Project [1(i) 1 (ii)] of Estimated Column	3,03,90,000.00	
3	Total Cost Incurred of the Real Estate Project [1(i) 1 (ii)] of Incurred Column	1,32,10,474.00	
4	% completion of Construction Work (As per Project Architect's Certificate)	As per Annexure B	

5. Proportion of the Cost incurred on Land Cost is 8.30% and Construction Cost is 35.17% to the Total Estimated Cost. (43.47 %)

Amount which can be withdrawn from the Designated Account Rs. 1,32,10,533/- Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)

1. Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement Rs 1,21,14,894/-

2. Net Amount which can be withdrawn from the Designated Bank Account under this certificate Rs. 10,95,639/-

This certificate is being issued for RERA compliance for the Firm M/S Vaastu Estate Developers and is based on the records and documents produced before me and explanations provided to me by the management of the Firm

Vaastu
Signature of Chartered Accountant

Name-Vinni A. Gaonkar

Membership Number -171869

UDIN- 25171869BMUJF4137

Date - 17/05/2025

Place - Margao -Goa

Full Address - Costa Chamber, 2nd Floor, Margao, Goa, 403601.

Contact - 9823260994

Email - vinnidessai@gmail.com



(ADDITIONAL INFORMATION FOR ONGOING PROJECT VIVENDA DE RIBANDAR BY VASTU)

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)	Rs.1,71,79,527/-
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate. (as certificate by Chartered Accountant as verified from the records and books of Accounts)	Rs 93,13,000/-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	135 Sq. Mtr
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	Rs 1,20,00,000/-
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	Rs 2,13,13,000/-

5. Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account

If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account %

This certificate is being issued for RERA compliance for the Firm **M/S Vaastu Estate Developers** and is based on the records and documents produced before me and explanations provided to me by the management of the Firm read together with the notes mentioned hereunder--

Note 1 Total estimated cost in column 2 differs with the cost estimate of Engineer as cost listed at column 1(ii)b is not forming part of Engineer's certificate.

Note 2 Built up area in kind to be given to the owner is not included in land cost and the same is also excluded from Unsold area available for sale.


Signature of Chartered Accountant
Name-CA. Vinni A. Gaonkar
Membership Number -171869
UDIN- 25171869BMUJF4137
Date - 17/05/2025
Place - Margao -Goa
Full Address - Costa Chamber, 2nd Floor, Margao, Goa, 403601.
Contact - 9823260994
Email - vinnidessai@gmail.com



ANNEXURE A

PROJECT VIVENDA DE RIBANDAR Updated Receivables chart as of 31.03.2025

Sr No.			Value of Unit Sold	Amount Received	Balance
1	Vinay Sadashivan Pillai	S 3	41,10,000.00	26,70,500.00	14,39,500.00
2	Venesa Dias	F2	41,20,000.00	26,36,000.00	14,84,000.00
3	Raveen Nair	S2	41,10,000.00	28,75,500.00	12,34,500.00
4	Smita Ratnakant Kerkar	F1	38,00,000.00	24,30,000.00	13,70,000.00
5	Brendan Xavier Rodrigues	F4	40,00,000.00	28,00,000.00	12,00,000.00
6	Olga Procopio Constancio Demelo	S1	67,00,000.00	41,15,000.00	25,85,000.00
			2,68,40,000.00	1,75,27,000.00	93,13,000.00

Unsold Inventory --PROJECT VIVENDA DE RIBANDAR

Sr. No.	Flat No.	Floor	Carpet Area as Per	Total Value
1	G-1	Ground Floor		For Owner (in Kind)
2	G-2	Ground Floor		For Owner (In kind)
3	G-3	Ground Floor	45	40,00,000.00
4	G-4	Ground Floor	45	40,00,000.00
5	F-3	First Floor	45	40,00,000.00
			135	1,20,00,000.00

