



P. B. DESHPANDE & CO.
CHARTERED ACCOUNTANTS
Address: 104, First Floor, Gabmar Apartments
Vasco-da-Gama, Goa 403 802, India

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FRN : 102396w
GSTIN : 30AAEFD3980E1ZV

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 Aditya Serenity as on dt. 02-11-2022

In regards to Project- Residential Apartments cum Commercial Shops, Compound Wall and Gate at Baina for Mrs. Madhavi Abhijeet Shetye For Madhavi Investments & Trading Pvt. Ltd., comprising of ONE Building situated on the Plot Registered under CH. NO. 27,28,29 of P.T.S. NO. 132 demarcated by its boundaries On the North: by Chalta 19, Survey 132, On the South: by Chalta 31, Survey 132, To the East: by Open fields, To the West: by 10M wide road, of Mormugao Municipal Council of Vasco City, Taluka Mormugao, District South Goa, PIN 403802 admeasuring 1111 sq. mts. area being developed by Mrs. Madhavi Abhijeet Shetye For Madhavi Investments & Trading Pvt. Ltd.

Sr No		Particulars	Amount Rs.	
			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.		
		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 in currency cost towards acquisition of ownership or title to land)	2,77,75,000/-	25,00,000/-
	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	NA	
	c.	Acquisition cost of TDR (if any)	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; and	16,66,500/-	5,99,317/-
	f.	Premium payable as per annual Statement of rates (ASR) or redevelopment of land owned by public authorities.	NA	



Panaji Branch : 308, 3rd Floor, Gera Grande, Patto Plaza, Panaji, Goa 403001

Kolhapur Branch : 601, 6th Floor, Mahalaxmi Pride, Rajarampuri, 6th Lane, Kolhapur 416008

(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		47,05,154/-	17,31,068/-
(iv) Off-Site expenditure incurred for development			

Sr No		Particulars		Amount Rs.	
				Estimated	Incurred
	C.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) money lenders on construction funding or money borrowed for construction;		36,00,000/-	
		Sub-Total of Development Cost	...1(ii)..	9,69,99,147/-	1,55,77,981/-
2		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column		12,64,40,647/-	
3		Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		NA	1,86,77,298/-
4		% completion of Construction Work (as per Project Architect's Certificate)		11.60%	
5		Proportion Of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.		14.77%	
6		Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion Of cost incurred (Sr. number 2 * Sr. number 5)		Rs. 1,86,77,298/-	
7		Less: Amount withdrawn till date of this certificates as per the Books of Accounts and Bank Statement		Rs. 90,44,089/-	
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		Rs. 96,33,209/-	

(Rupees Ninety-Six Lakhs Thirty-Three Thousand Two Hundred and Nine Only)

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act for Mrs. Madhavi Abhijeet Shetye for Madhavi Investments & Trading Pvt. Ltd. (Project Name: ADITYA SERENITY) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

V. P. Deshpande



Name of the Signatory : CA. V. P. Deshpande
 Membership No. : 036825
 UDIN : 22036825BDIANB2256
 Date : 16th November 2022
 Place : Vasco Da Gama
 Full Address : 104, First Floor, Gabmar Apartments, Vasco Da Gama, Goa 403 802

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