

# R. L. BHOBE & COMPANY CHARTERED ACCOUNTANTS

**OFFICE ADDRESS :**

**Office No.109, Kamat Towers,  
Plot No.9, EDC Complex,  
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FORM – 3 [see Regulation 3]

**CHARTERED ACCOUNTANT'S CERTIFICATE**

**(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)**

Cost of Real Estate Project Registration Number : **VASUDEV TRADE TOWER, BLOCK B**

Sr. No		Particular	Amount (In Rs.)	Amount (In Rs.)
			Estimated	Incurred
1	i	<b><u>Land Cost:</u></b>		
	a.	Acquisition Cost of Land or Development Rights, leasePremium, lease rent, interest cost incurred or payable onLand Cost and legal cost	<b>55,85,000/-</b>	<b>56,95,000/-</b>
	b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any otherincentive under DCR from Local Authority or StateGovernment or any Statutory Authority	<b>NIL</b>	<b>NIL</b>
	c.	Acquisition cost of TDR (if any)	<b>NIL</b>	<b>NIL</b>
	d	Amounts payable to State Government or competentauthority or any other statutory authority of the State orCentral Government, towards stamp duty, transfer charges, registration fees etc; and	<b>NIL</b>	<b>NIL</b>
	e	Land Premium payable as per annual statement of rates(ASR) for redevelopment of land owned by public authorities.	<b>NIL</b>	<b>NIL</b>
	f	Under Rehabilitation scheme:	<b>NIL</b>	<b>NIL</b>

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	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
		Note : (For total cost of construction incurred , Minimum of (i) and (ii) is to be considered		
	iii)	Cost towards clearance of all or any encumbrances including 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</b>	55,85,000/-	56,95,000/-
	ii)	<b><u>Development Cost/ Cost of Construction :</u></b>		
	a)	(i) Estimated Cost of Construction as certified by Engineer	2,15,00,000/-	----
		ii) Actual Cost of Construction incurred as per book of Accounts as verified by the CA Note : (for adding to total cost of construction incurred , minimum of (i) or (ii) is to be considered.)	---	2,36,85,672/-
		iii) a) On site expenditure for development of entire project excluding cost of construction as per (ii) above i.e salaries , consultants fees , site overheads , cost of services (including water , electricity , sewerage ) , cost of machineries and equipment including its hire and maintenance costs , consumable etc.  All costs are directly incurred to complete the construction of the building / wings of the		

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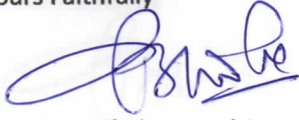
		project registered.	---	4,78,476/-
		<b>iii) b)</b> Payment of taxes , cess , fees , charges , premiums , interest etc to any statutory authority.	---	19,22,268/-
		<b>iii) c)</b> Principal sum and interest payable to financial institutions , scheduled banks , non – banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction .	---	4,84,976/-
		<b>Sub – Total of Development Cost</b>	---	2,65,71,392/-
2.		<b>Total Estimated Cost of the Real Estate Project [1(i)+ 1(ii)] of Estimated Column</b>		2,70,85,000/-
3.		<b>Total Cost Incurred of the Real Estate Project [1(i)+ 1(ii)] of Incurred Column</b>		3,22,66,392/-
4.		% completion of Construction Work (as per Project Architect's Certificate)		100%
5.		Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost. (Sr.3/ Sr.2 %)		100%
6.		Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred ( Sr. number 2 * Sr. number 5 )		NIL
		Less: Amount withdrawn till date of this certificate as Per the Books of Accounts and Bank Statement		NIL
7.		Net Amount which can be withdrawn from the Designated Bank-Account under this certificate		NIL

This certificate is being issued for RERA compliance for **M/S. VASUDEV ENTERPRISES, PROPRIETOR MR.SAGAR VASUDEV SHETYE OF BICHOLIM GOA** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

# R. L. BHOBE & COMPANY

## CHARTERED ACCOUNTANTS

Yours Faithfully



Signature of Chartered Accountant  
(Membership Number 034843)



**Name : MR. RAJENDRA L. BHOBE**

**DATE : 29.01.2021**

**UDIN : 21034843AAAACB2337**

### **(ADDITIONAL INFORMATION FOR ONGOING PROJECT)**

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). **NIL**

2. Balance amount of receivables from sold apartments as per Annexure A.  
To this certificate (as certified by Chartered Accountant as verified from the record and books Of Accounts) : **RS. 86,37,465/-**

3.(i) Balance Unsold area : **254.34 M2**

(to be certified by Management and to be verified by CA from the records Books of Accounts)

(ii) Estimated amount of sales proceeds in respect of unsold apartments : **RS. 1,43,22,141/-**

(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

4. Estimated receivables of ongoing project. Sum of 2 + 3(ii) : **RS. 2,29,59,606/-**

5. Amount to be deposited in Designated Account – **NIL**

IF 4 is greater than 1, then 70% of the balance receivable of ongoing : **NIL**  
Project will be deposited in designated Account

IF 4 is lesser than 1, then 100% of the balance receivable of ongoing  
Project will be deposited in designated Account - **NIL**

This certificate is being issued for RERA compliance for the for **M/S. VASUDEV ENTERPRISES, PROPRIETOR MR.SAGAR VASUDEV SHETYE OF BICHOLIM GOA** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

# R. L. BHOBE & COMPANY CHARTERED ACCOUNTANTS

Yours Faithfully

Signature of Chartered Accountant  
(Membership Number : 034843)



**Name : MR. RAJENDRA L. BHOBE**

**DATE : 29.01.2021**

**UDIN : 21034843AAAACB2337**

## Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project  
Sold Inventory

### Residential:

Sr. No.	Flat No.	Carpet Area (In sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
		-----	NIL	-----	
	<b>Total</b>				

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### Commercial :

Sr. No.	Office No	Carpet Area (In sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	SH1	23.07	56,65,275/-	54,75,000/-	1,90,275/-
2	SH2	24.32	55,29,825/-	17,60,000/-	37,69,825/-
3	SH3	16.03	36,85,500/-	31,23,143/-	5,62,357/-
4	SH4	17.11	57,43,000/-	49,57,567/-	7,85,433/-
5	SH5	14.87	50,57,700/-	43,58,894/-	6,98,806/-
6	SH6	14.9	52,23,300/-	52,23,300/-	-----
7	SH7	29.32	1,06,78,900/-	96,93,192/-	9,85,708/-
8	F-2	35.54	23,78,800/-	19,16,020/-	4,62,780/-
9	S-2	35.54	24,66,399/-	21,12,000/-	3,54,399/-
10	F-1	27.99	25,55,600/-	22,19,718/-	3,35,882/-
11	F-4	30.90	20,73,992/-	18,27,992/-	2,46,000/-
12	F-5	29.32	20,73,991/-	18,27,991/-	2,46,000/-
	<b>Total</b>	<b>298.91</b>	<b>5,31,32,282/-</b>	<b>4,44,94,817/-</b>	<b>86,37,465/-</b>



A handwritten signature in blue ink, appearing to be "R. L. Bhoobe", written over the stamp.

# R. L. BHOBE & COMPANY CHARTERED ACCOUNTANTS

(Unsold Inventory Valuation)  
Ready Recknor Rate as Rate as on date of Certificate  
Of the Residential premises Rs. 56311/- per sm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate (ASR)
		NIL	
	<b>Total</b>		

## Commercial

Sr. No.	Office / Shop No	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate (ASR)
1	F-3	23.90	13,45,833/-
2	S-1	27.99	15,76,145/-
3	S-3	23.9	13,45,833/-
4	S-4	30.9	17,40,010/-
5	S-5	29.32	16,51,039/-
6	T-1	27.99	15,76,145/-
7	T-2	35.54	20,01,293/-
8	T-3	23.9	13,45,833/-
9	T-4	30.9	17,40,010/-
	<b>Total</b>	<b>254.34</b>	<b>1,43,22,141/-</b>



*R. L. Bhoobe*