

**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 GoaRERA Registration Number : PRGO06232020 of Project "SUSHEELA  
**SEASIDE II"** of M/s Susheela Homes and Properties Pvt Ltd

Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
1	<b>Land Cost :</b>		
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 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)		
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	3,843,720.00	3,843,720.00
f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NIL	NIL
g.	<b>Under Rehabilitation scheme:</b>		
	(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>		
	(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</b>	...1(i)...	3,843,720.00
ii.	<b>Development Cost / Cost of Construction :</b>		
a.	(i) Estimated Cost of Construction as certified by Engineer	40,000,000.00	6,312,344.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		2,325,234.00
	<b>Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>		

	(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			143,390.00
	(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.			-
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.			
	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</b>	...1(ii)...	40,000,000.00	2,468,624.00
2	<b>Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column</b>		43,843,720.00	NIL
3	<b>Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column</b>		NIL	6,312,344.00
4	<b>% completion of Construction Work (as per Project Architect's Certificate)</b>			6.17%
5	<b>Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)</b>			14.40%
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>			6,312,344.00
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>			6,312,344.00

Rupees Sixty Three Lakhs Twelve Thousand Three hundred and Forty Four Only

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for Susheela Homes and Properties Pvt Ltd and is based on the records and documents produced before us and explanations provided to us by the management of the Company.



AS PER OUR REPORT OF EVEN DATE  
FOR VERNEKAR & Co.  
CHARTERED ACCOUNTANTS  
Firm reg. No.128776W

  
Shridhar Alias Yatish G.P. Vernekar  
Proprietor  
Membership No. 125550

PLACE :- PANAJI - GOA  
DATE :- 21.11.2023  
UDIN : 23125550BGWGRJ9506