

FORM 4
(See Rule 5 (1) (a) (ii))
CHARTERED ACCOUNTANTS CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Cost of Real Estate Project GoaRERA Registration Number PRGO11221814

Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred cost up to MAR-2026
1	Land Cost :	1,48,00,000.00	1,48,00,000.00
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)		
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		
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	16,48,274.00	16,48,274.00
f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
g.	Under Rehabilitation scheme:		
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA		
	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	1,64,48,274.00	1,64,48,274.00
	(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,		
	(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.		
	Sub-Total of LAND COST	1,64,48,274.00	1,64,48,274.00
ii	Development Cost / Cost of Construction :		
a.	(i) Estimated Cost of Construction as certified by Engineer	8,58,50,000.00	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA UPTO 31/03/2024		2,12,50,000.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA UPTO 30/09/2024		74,50,756.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA UPTO 28/02/2025		2,49,58,100.00
	(iii) Actual Cost of construction incurred as per the books of accounts as verified by the CA from 01/03/25 to 31/03/2026		
	(A+B+C+D)	5,98,32,257.00	
	TOTAL COST OF CONSTRUCTION		11,34,91,113.00
	Purchase of Material		3,56,67,184.00
	Labour & Daily Charges		1,15,06,505.00
	occupancy charges		2,30,400.00
	Commission		1,16,000.00
	FLAT REGISTRATION & STAMP DUTY		31,52,160.00
	SITE COSTRUCTION & DEVELOPEMENT CHARGES		33,58,896.00
	electric connection		69,440.00
	TOTAL EXPENSES FROM MARCH 2025 TO MARCH 2026 -A		5,41,00,585.00

**Off.: L.B.S Marg, Next to Lions Club Medical Center, Near Kurla Garden,
Kurla (W), Mumbai - 400070. (T) +91 9870 81 5153 (E) must_taya@rediffmail.com**

	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	60,00,000.00	
	Salary & Other Charges		38,82,897.00
	Bank Charges		10,814.00
	Security & Misc. Charges		85,695.00
	OFFICE AND ADMIN EXPENSES		2,55,911.00
	TOTAL EXPENSES FROM MARCH 2025 TO MARCH 2026 -B		42,35,317.00
	(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.	40,00,000.00	
	Earlier Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority		9,40,800.00
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	31,50,000.00	
	TOTAL EXPENSES FROM MARCH 2025 TO MARCH 2026 -C		9,40,800.00
	Interest paid on Investment Received		5,55,555.00
	TOTAL EXPENSES FROM MARCH 2025 TO MARCH 2026 -D		5,55,555.00
	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;	1,00,00,000.00	1,00,00,000.00
	Sub-Total of Development Cost	1(ii)....	10,90,00,000.00
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	12,54,48,274.00	12,99,39,387.00
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		13,99,39,387.00
4	% completion of Construction Work (as per Project Architect's Certificate till MARCH 2026)		100.00%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.		111.55%
6	Proportion of the Cost incurred Construction Cost to the Total Estimated Cost.		87.34%
7	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		13,99,39,387.00
8	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		10,19,00,505.00
9	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		3,80,38,882.30

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This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for ALPS CONSTRUCTIONS and is based on the records and documents produced before me and explanations provided to me by the management of the Firm.

For and on behalf of
Mustafa & Tayabi Associates
Chartered Accountants
FRN: 116494W

TAYABI
NAZARALI HABIBI
CA Tayabi N Habib
Partner
Membership No. : 100790
UDIN: 26100790KEXAKF7511
Date : 15/06/2026

